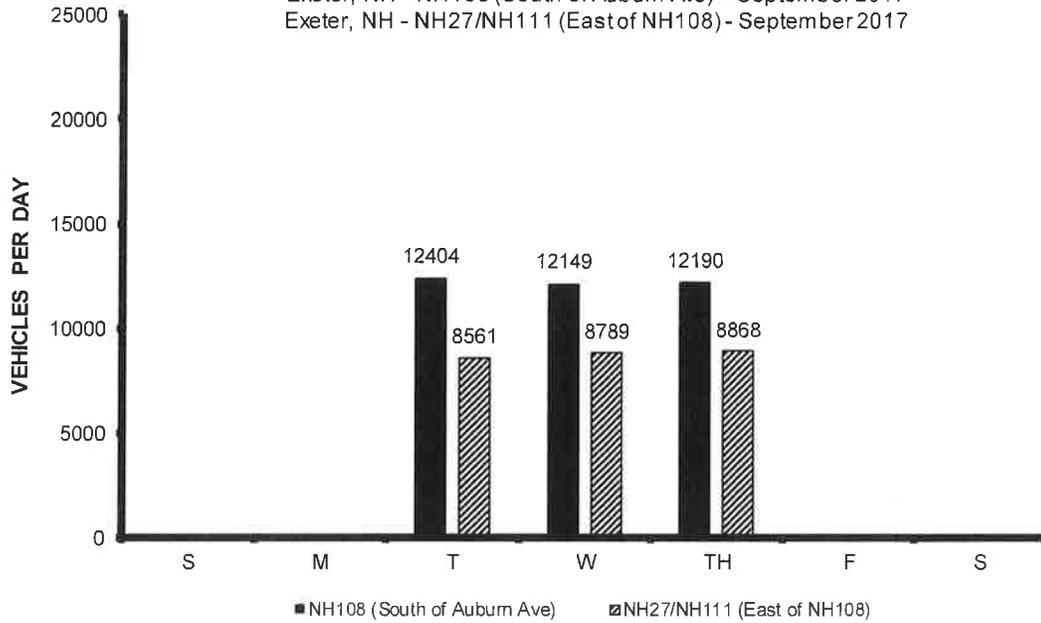
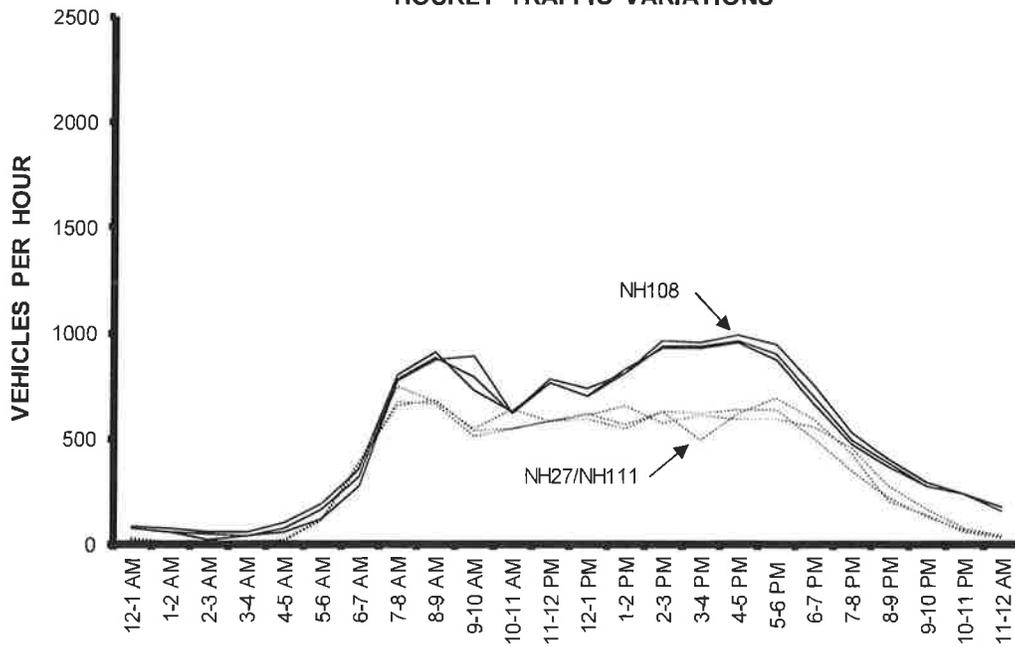


DAILY TRAFFIC VARIATIONS

Exeter, NH - NH108 (South of Auburn Ave) - September 2017
 Exeter, NH - NH27/NH111 (East of NH108) - September 2017



HOURLY TRAFFIC VARIATIONS



POST-EXPANSION TRAFFIC VOLUMES

To estimate the quantity of vehicle-trips that will be produced by the proposed building addition at the Seacoast Mental Health Center, Pernaw & Company, Inc. considered several standard trip generation rates published by the Institute of Transportation Engineers (ITE)¹. In this particular case, the trip rates associated with the existing facility exceed those for a typical medical office building. Consequently, the traffic count data was utilized in determining “local” trip generation rates that are unique to this specific health center. The following table summarizes the results of the trip generation analyses. This table shows that the proposed expansion of the building would generate +25 vehicle-trips during the weekday AM peak hour and +36 vehicle-trips during the PM peak hour (see Attachment 7).

Table 1		Trip Generation Summary		
		Existing Site ¹ (7,969 sf)	Proposed Addition ² (5,326 sf)	Post Development (13,295 sf)
AM Street Peak Hour (8:00-9:00, 8:15-9:15 AM)				
Entering		30 veh	+20 veh	50 veh
Exiting		<u>8 veh</u>	+5 veh	<u>13 veh</u>
Total		38 trips	+25 trips	63 trips
AM Generator Peak Hour (9:15-10:15, 9:45-10:45 AM)				
Entering		28 veh	+18 veh	46 veh
Exiting		<u>22 veh</u>	+15 veh	<u>37 veh</u>
Total		50 trips	+33 trips	83 trips
PM Generator Peak Hour (12:15-1:15, 1:15-2:15 PM)				
Entering		29 veh	+19 veh	48 veh
Exiting		<u>28 veh</u>	+19 veh	<u>47 veh</u>
Total		57 trips	+38 trips	95 trips
PM Street Peak Hour (3:30-4:30, 3:45-4:45 PM)				
Entering		21 veh	+14 veh	35 veh
Exiting		<u>33 veh</u>	+22 veh	<u>55 veh</u>
Total		54 trips	+36 trips	90 trips

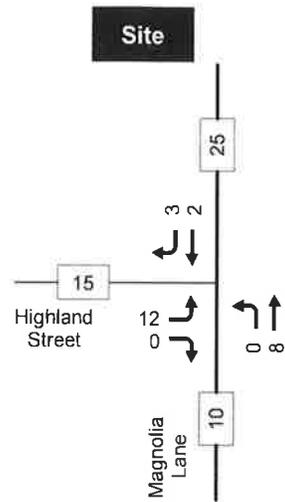
¹ Driveway counts on 11/13/19 (Wednesday) and 11/14/19 (Thursday), averaged

² Existing trip generation rate applied to 5,326 sf addition

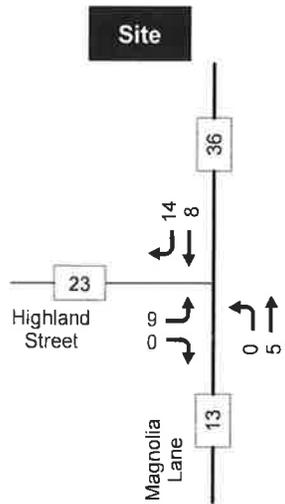
It should be noted that an increase of +36 trips during the weekday PM peak hour period (worst case) translates into less than one additional arrival or departure every minute, on average. Further, the net increase will be reduced as one group will utilize Highland Street for access and the remainder will utilize Magnolia Lane.

Figure 2 shows the distribution of the additional site traffic based on the travel patterns observed at the Magnolia Lane/Highland Street/Existing Site Driveway intersection.

¹ Institute of Transportation Engineers, *Trip Generation*, 10th edition (Washington, D.C., 2017).



AM PEAK HOUR



PM PEAK HOUR

Figure 2

Site Generated Traffic Volumes - Proposed Building Addition

Traffic Evaluation, Proposed Health Center Expansion, Exeter, New Hampshire

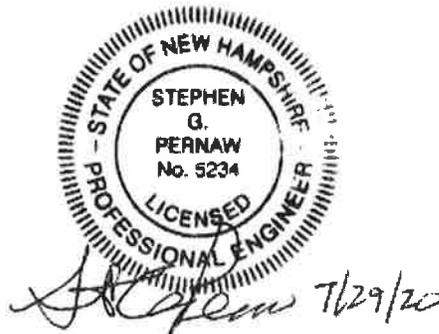
CONCLUSIONS

Based upon the existing conditions data collected at the subject site at 30 Magnolia Lane and the trip generation and trip distribution analyses contained herein, Pernaw & Company, Inc. finds that:

1. The two-day traffic counts conducted on the existing site driveway revealed that the existing facility generated hourly traffic volumes of 36-39 vehicle-trips during the AM peak hour (8:00 to 9:00 AM), 41-58 vehicle-trips during the midday (1:00 to 2:00 PM), and 42-47 vehicle-trips during the typical PM peak hour (4:00 to 5:00 PM) period.
2. The proposed building addition has the potential to increase the trips generated by the site from 54 trips (existing) to 90 trips (proposed) or an increase of 36 trips, during the worst-case weekday PM peak hour period.
3. Highland Street is expected to accommodate an additional +23 vehicles during the PM peak hour, and Magnolia Lane will accommodate approximately +13 vehicles. This translates into approximately one additional vehicle every two minutes, on average, on Highland Street, and even less on Magnolia Lane.
4. Increases of this order of magnitude are inconsequential from a traffic operations, capacity and safety standpoint.
5. The site driveway approach to Highland Street should continue to operate under STOP sign control. Physical modifications to the Highland Street/Magnolia Lane/Existing Site Driveway intersection are not necessary to safely and efficiently accommodate the anticipated traffic increases associated with the proposed building addition at the Seacoast Mental Health Center.

CC: Christopher Rice, T.F. Moran, Inc.

Attachments



ATTACHMENTS



Transportation Data Management System

List View All DIRs

Report	1 of 1 Gate Record		go
Location ID	82153082	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID	S0000108	LRS Loc Pt.	
SF Group	04	Route Type	
AF Group	04	Route	NH 108
GF Group	E	Active	Yes
Class Dist Grp	Default	Category	3
Seas Class Grp	Default		
WIM Group	Default		
QC Group	Default		
Fnct'l Class	Minor Arterial	Milepost	
Located On	Portsmouth Ave		
Loc On Alias	NH 108 (PORTSMOUTH AVE) SOUTH OF AUBURN AVE		
	PR	MP	PT
More Detail			
STATION DATA			

Directions: 2-WAY

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2018	11,154 ³		9		10,285 (92%)	869 (8%)	Grown from 2017
2017	10,935	992	9		10,146 (93%)	789 (7%)	
2016	12,607 ³				11,498 (91%)	1,109 (9%)	Grown from 2015
2015	12,360 ³						Grown from 2014
2014	12,000						

<< < > >> 1-5 of 11

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
------------	------------	--------	--------	--------	--------	--------	--------	--------	--------

Date	Int	Total
Thu 9/14/2017	60	12,190
Wed 9/13/2017	60	12,149
Tue 9/12/2017	60	12,404
Fri 7/18/2014	60	14,958
Thu 7/17/2014	60	14,869
Wed 7/16/2014	60	14,427
Tue 7/15/2014	60	14,105
Mon 7/14/2014	60	13,985

TREND

Year	Annual Growth
2018	2%
2017	-13%
2016	2%
2015	3%
2014	-5%
2011	0%
2008	-2%
2005	4%



Transportation Data Management System



[Excel Version](#)

Weekly Volume Report			
Location ID:	82153082	Type:	SPOT
Located On:	Portsmouth Ave	:	
Direction:	2-WAY		
Community:	EXETER	Period:	Mon 9/11/2017 - Sun 9/17/2017
AADT:	10935		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM		75	78	90				81	0.7%
1:00 AM		56	55	77				63	0.5%
2:00 AM		26	49	55				43	0.4%
3:00 AM		38	40	63				47	0.4%
4:00 AM		63	74	105				81	0.7%
5:00 AM		125	169	195				163	1.3%
6:00 AM		275	319	357				317	2.6%
7:00 AM		771	786	804				787	6.4%
8:00 AM		874	885	911				890	7.3%
9:00 AM		889	794	731				805	6.6%
10:00 AM		622	618	628				623	5.1%
11:00 AM		781	764	763				769	6.3%
12:00 PM		742	705	701				716	5.8%
1:00 PM		813	810	825				816	6.7%
2:00 PM		969	936	927				944	7.7%
3:00 PM		955	934	931				940	7.7%
4:00 PM		992	961	954				969	7.9%
5:00 PM		946	901	876				908	7.4%
6:00 PM		756	701	665				707	5.8%
7:00 PM		533	494	472				500	4.1%
8:00 PM		404	383	368				385	3.1%
9:00 PM		297	280	275				284	2.3%
10:00 PM		242	240	236				239	2.0%
11:00 PM		160	173	181				171	1.4%
Total	0	12,404	12,149	12,190	0	0	0		
24hr Total		12404	12149	12190				12,248	
AM Pk Hr		9:00	8:00	8:00					
AM Peak		889	885	911				895	
PM Pk Hr		4:00	4:00	4:00					
PM Peak		992	961	954				969	
% Pk Hr		8.00%	7.91%	7.83%				7.91%	



List View All DIRs

Record	114	1	go
Location ID	82153083	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID	S0000027	LRS Loc Pt.	
SF Group	04	Route Type	
AF Group	04	Route	NH 27
GF Group	E	Active	Yes
Class Dist Grp	Default	Category	3
Seas Clss Grp	Default		
WIM Group	Default		
QC Group	Default		
Funct'l Class	Minor Arterial	Milepost	
Located On	High St		
Loc On Alias	NH 27/NH 111 (HIGH ST) EAST OF NH 108 (PORTSMOUTH AVE)		
	PR	MP	PT
More Detail			
STATION DATA			

Directions: 2-WAY

AAADT

Year	AAADT	DHV-30	K %	D %	PA	BC	Src
2018	7,957 ³		10		7,335 (92%)	622 (8%)	Grown from 2017
2017	7,801	745	10		7,239 (93%)	562 (7%)	
2016	8,825 ³				8,048 (91%)	777 (9%)	Grown from 2015
2015	8,652 ³						Grown from 2014
2014	8,400						

1-5 of 11

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
------------	------------	--------	--------	--------	--------	--------	--------	--------	--------

Date	Int	Total
Thu 9/14/2017	60	8,868
Wed 9/13/2017	60	8,789
Tue 9/12/2017	60	8,561
Fri 7/18/2014	60	9,712
Thu 7/17/2014	60	10,516
Wed 7/16/2014	60	9,508
Tue 7/15/2014	60	9,648
Mon 7/14/2014	60	9,656

Year	Annual Growth
2018	2%
2017	-12%
2016	2%
2015	3%
2014	-3%
2011	-2%
2008	-3%
2005	3%



Transportation Data Management System



[Excel Version](#)

Weekly Volume Report			
Location ID:	82153083	Type:	SPOT
Located On:	High St		
Direction:	2-WAY		
Community:	EXETER	Period:	Mon 9/11/2017 - Sun 9/17/2017
AADT:	7801		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM		11	21	29				20	0.2%
1:00 AM		8	17	16				14	0.2%
2:00 AM		9	11	10				10	0.1%
3:00 AM		6	14	14				11	0.1%
4:00 AM		24	14	27				22	0.2%
5:00 AM		120	122	117				120	1.4%
6:00 AM		390	366	386				381	4.4%
7:00 AM		656	677	745				693	7.9%
8:00 AM		680	670	676				675	7.7%
9:00 AM		542	516	548				535	6.1%
10:00 AM		546	545	643				578	6.6%
11:00 AM		588	587	587				587	6.7%
12:00 PM		592	610	616				606	6.9%
1:00 PM		548	655	562				588	6.7%
2:00 PM		626	578	628				611	7.0%
3:00 PM		618	615	492				575	6.6%
4:00 PM		643	590	621				618	7.1%
5:00 PM		643	593	690				642	7.3%
6:00 PM		505	560	593				553	6.3%
7:00 PM		350	457	428				412	4.7%
8:00 PM		220	279	201				233	2.7%
9:00 PM		128	170	144				147	1.7%
10:00 PM		68	79	63				70	0.8%
11:00 PM		40	43	32				38	0.4%
Total	0	8,561	8,789	8,868	0	0	0		
24hr Total		8561	8789	8868				8,739	
AM Pk Hr		8:00	7:00	7:00					
AM Peak		680	677	745				701	
PM Pk Hr		4:00	1:00	5:00					
PM Peak		643	655	690				663	
% Pk Hr		7.94%	7.70%	8.40%				8.01%	

Seacoast Mental Health Center - Driveway Counts

Wednesday, November 13, 2019

Thursday, November 14, 2019

	Outbound	Inbound	Both	
7:00 AM	0	3	3	
7:15 AM	1	2	3	
7:30 AM	1	0	1	
7:45 AM	1	3	4	11
8:00 AM	0	4	4	12
8:15 AM	3	8	11	20
8:30 AM	2	10	12	31
8:45 AM	3	6	9	36
9:00 AM	1	2	3	35
9:15 AM	3	1	4	28
9:30 AM	1	6	7	23
9:45 AM	3	13	16	30
10:00 AM	4	8	12	39
10:15 AM	2	6	8	43
10:30 AM	7	6	13	49
10:45 AM	3	6	9	42
11:00 AM	4	3	7	37
11:15 AM	7	4	11	40
11:30 AM	10	5	15	42
11:45 AM	5	10	15	48
12:00 PM	6	1	7	48
12:15 PM	2	4	6	43
12:30 PM	3	4	7	35
12:45 PM	7	11	18	38
1:00 PM	3	7	10	41
1:15 PM	7	5	12	47
1:30 PM	8	8	16	56
1:45 PM	9	11	20	58
2:00 PM	11	6	17	65
2:15 PM	1	2	3	56
2:30 PM	4	3	7	47
2:45 PM	13	12	25	52
3:00 PM	8	7	15	50
3:15 PM	4	5	9	56
3:30 PM	3	8	11	60
3:45 PM	12	11	23	58
4:00 PM	12	3	15	58
4:15 PM	7	2	9	58
4:30 PM	6	5	11	58
4:45 PM	9	3	12	47
5:00 PM	7	0	7	39
5:15 PM	4	1	5	35
5:30 PM	6	0	6	30
5:45 PM	3	3	6	24
6:00 PM	4	2	6	23
6:15 PM	3	0	3	21
6:30 PM	0	1	1	16
6:45 PM	6	0	6	16
12-Hour Total	229	231	460	65
AM Peak Hour (8:00 - 9:00 AM)	8	28	36	
AM Gen Peak (9:45 - 10:45 AM)	16	33	49	
PM Gen Peak (1:15 - 2:15 PM)	35	30	65	
PM Peak Hour (3:45 - 4:45 PM)	37	21	58	

	Outbound	Inbound	Both	
7:00 AM	0	0	0	
7:15 AM	1	3	4	
7:30 AM	0	2	2	
7:45 AM	0	4	4	10
8:00 AM	0	7	7	17
8:15 AM	2	10	12	25
8:30 AM	2	5	7	30
8:45 AM	1	12	13	39
9:00 AM	2	6	8	40
9:15 AM	5	5	10	38
9:30 AM	5	6	11	42
9:45 AM	8	7	15	44
10:00 AM	9	6	15	51
10:15 AM	3	3	6	47
10:30 AM	4	5	9	45
10:45 AM	2	4	6	36
11:00 AM	8	4	12	33
11:15 AM	6	4	10	37
11:30 AM	1	2	3	31
11:45 AM	6	7	13	38
12:00 PM	5	2	7	33
12:15 PM	4	7	11	34
12:30 PM	2	7	9	40
12:45 PM	7	10	17	44
1:00 PM	8	4	12	49
1:15 PM	5	3	8	46
1:30 PM	6	3	9	46
1:45 PM	5	7	12	41
2:00 PM	7	3	10	39
2:15 PM	4	6	10	41
2:30 PM	4	2	6	38
2:45 PM	10	9	19	45
3:00 PM	3	7	10	45
3:15 PM	3	3	6	41
3:30 PM	5	9	14	49
3:45 PM	11	3	14	44
4:00 PM	9	5	14	48
4:15 PM	3	4	7	49
4:30 PM	6	2	8	43
4:45 PM	9	4	13	42
5:00 PM	6	2	8	36
5:15 PM	5	0	5	34
5:30 PM	3	0	3	29
5:45 PM	7	3	10	26
6:00 PM	1	0	1	19
6:15 PM	3	0	3	17
6:30 PM	2	0	2	16
6:45 PM	1	0	1	7
12-Hour Total	209	207	416	51
AM Peak Hour (8:15 - 9:15 AM)	7	33	40	
AM Gen Peak (9:15 - 10:15 AM)	27	24	51	
PM Gen Peak (12:15 - 1:15 PM)	21	28	49	
PM Peak Hour (3:30 - 4:30 PM)	28	21	49	

CALCULATION SHEET



Project:	Exeter MOB	Job Number:	1925A
Calculated By:	SP	Date:	7/29/2020
Checked By:	CA	Date:	7/29/2020
Sheet No:	1	Of:	1
Subject:	Trip Generation Derivation		

Given:

Existing facility = 7,969 sf

Proposed building addition = 5,326 sf

Driveway counts at existing facility:

	Wed	Thur	Local Trip Rate			ITE Trip Rate	Conclusion
			Wed	Thur	Avg.		
AM PEAK HOUR IN	28	33					
AM PEAK HOUR OUT	8	7					
AM PEAK HOUR TOTAL	36	40	4.52	5.02	<u>4.77</u>	2.78	Use average local trip rate
AM GENERATOR IN	33	24					
AM GENERATOR OUT	16	27					
AM GENERATOR TOTAL	49	51	6.15	6.40	<u>6.27</u>	3.53	Use average local trip rate
PM GENERATOR IN	30	28					
PM GENERATOR OUT	35	21					
PM GENERATOR TOTAL	65	49	8.16	6.15	<u>7.15</u>	4.10	Use average local trip rate
PM PEAK HOUR IN	21	21					
PM PEAK HOUR OUT	37	28					
PM PEAK HOUR TOTAL	58	49	7.28	6.15	<u>6.71</u>	3.46	Use average local trip rate

Calculate trips for new addition using local trip rates:

AM PEAK HOUR TOTAL	5,326	x	4.77	=	25 (+20 arrivals, +5 departures)
AM GENERATOR TOTAL	5,326	x	6.27	=	33 (+18 arrivals, +15 departures)
PM GENERATOR TOTAL	5,326	x	7.15	=	38 (+19 arrivals, +19 departures)
PM PEAK HOUR TOTAL	5,326	x	6.71	=	36 (+14 arrivals, +22 departures)



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



August 6, 2020

David Sharples
Town Planner
Town of Exeter, Planning Department
10 Front Street
Exeter, NH 03833

**Re: July 21, 2020
Seacoast Mental Health Center Building Addition Site Plan Review
Underwood Engineers Additional Design Review Comments**

Dear Mr. Sharples,

On behalf of our client, Seacoast Mental Health Center Resource Group, we provide the following responses to the comments that have resulted from the Underwood Engineers review for the proposed Building Addition at 30 Magnolia Lane in Exeter, NH. The comments are shown in italics, and responses are shown in bold.

1. FES9 is a new outfall directing stormwater over the slope and off site. UE has concerns about what is down stream of this new flow path.

The FES-9 outfall has been removed and the existing outfall from the bioretention basin practice has been maintained.

2. The location of the dumpster pad relative to the Stormtech system should be reconsidered. It is not uncommon for the pavement in front of dumpster corrals to experience significant loading and ultimately premature failure. The top of the Stormtech system is between 24" and 30" below the final grade. Should the applicant consider revisions per Comment 23 below, consideration should be given to the structural receiving area under the dumpster, perhaps a different typical section or extending the concrete pad further in front of the corral such that the wheel loading isn't being transferred to pavement.

The pad for the dumpster enclosure has been expanded in order to provide a concrete loading area. In addition, the proposed infiltration practice has been relocated.

3. While it is still unclear how the construction will proceed while the parking lot still has active daily use by staff and visitors, as well as the construction employees' vehicles and construction equipment, we have no further comments provided this is addressed during the construction phase by the Contractor at the pre-con meeting. It should be noted that parking on the Town streets should not be an option unless explicitly allowed.

Parking considerations during construction will be addressed during pre-construction meetings. Also, a note has been added to the Site Preparation Plan stating that parking on Town streets is not allowed during construction activities.

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48 Constitution Drive Bedford, NH 03110
T (603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division
170 Commerce Way-Suite 102. Portsmouth, NH 03801
T (603) 431-2222

4. *Retaining Wall (abutters): UE takes no issue with the use of a specific retaining wall system, such as Versa-Lok, capable of handling the proposed grading, however the detail on C-14 indicates that geosynthetic reinforcing may be needed as low as two blocks above grade. With Versa-Lok systems having block heights of 4" - 10" typical, the intent may not be apparent to the contractor.*

A vertical Versa-Lok retaining wall has been called out on the Grading & Drainage Plan and a detail for the vertical Versa-Lok without geosynthetic reinforcement has been provided on Sheet C-14.

5. *Retaining Wall (slope): UE is unclear as to the response received. The bottom of the infiltration practice is at elevation 84.33, whereas the retaining wall base is at elevation 81.0, over 3' below the practice. The original comment still stands and is included below for reference.*

ORIGINAL COMMENT: The taller retaining wall, near the northwest corner of the parcel needs to be designed not only against the soil being proposed against it, but the infiltration practice being proposed behind it. A geotechnical evaluation of the wall and the slope it is proposed on, may be warranted.

The proposed retaining wall will require an engineered design shop drawing by a structural engineer which will take these factors into consideration. A geotechnical evaluation of the site is ongoing and based on preliminary discussions with the geotechnical engineer, the infiltration practice will not negatively affect the proposed retaining wall at the northwest corner of the lot (the proposed infiltration practice is approximately 150' from the proposed retaining wall).

6. *Slope Stability: UE does not agree with the response. The bottom of the chamber system is 84.33' and the bottom of the adjacent bio-retention area is 83' and the re-design includes and underdrain to a new outlet FES9. Perhaps the liner will cut off the flow path between the two, however, multiple trench conveyances are being constructed in the vicinity that have the potential to hydraulically reconnect the two, eg CB-8 to FES 10 and DMH6 to FES13.*

The existing bioretention basin has been reverted to its existing condition. Some potential trench conveyances have been removed from the grading and drainage plan, and the elevation of the bottom of the infiltration chambers is lower than the remaining trenches adjacent to the existing bioretention basin. Also, the proposed infiltration practice has been relocated a considerable distance from the existing bioretention basin, and an impervious liner has been provided.

7. *It appears to UE that sufficient room exists to relocate the Stormtech system southerly thereby increasing the distance between the infiltration practice and the bioretention area as well as the downstream slope to the north. It also appears to UE that the Stormtech practice could be enlarged and reconfigured to receive the run-off entering the bio-retention area via FES 10. In light of the immediate downstream receptor, UE recommends that applicant review options to mitigate the potential risk of a catastrophic slope failure.*

The proposed infiltration practice has been expanded and relocated to provide separation from the existing bioretention basin. In addition, a retaining wall has been proposed along the northern edge of pavement and concrete walkway in order to minimize disturbance within the existing practice. As a result of the proposed revisions, there is now less runoff being diverted to the existing bioretention basin, and additional separation has been provided between both drainage practices. The peak discharge rate and volume being directed to the existing discharge location has not been increased as a result of the proposed revisions.

8. *Per response 22 above, the grading was not clear in previous submissions. The direct discharge of the Stormtech system to the embankment slope upstream of the abutters retaining wall is concerning.*

Please see response above.

9. UE does not take exception to the response with the clarification that the proposed project introduces a significant underground stormwater management practice that requires specific and regular maintenance. UE recommends the stormwater management plan be revised to include winter maintenance procedures that will preserve the long-term efficacy of the Stormtech system.

Based on discussions with the chamber manufacturer, there are no additional maintenance measures that would need to be followed in winter months in order to ensure proper function of the chamber system. The manufacturer stated that the typical inspection and maintenance (provided in the previous submittal of the Operation and Maintenance Manual) would be sufficient.

We appreciate your continued assistance with regard to this project. If you have any questions or comments, please feel free to contact our office.

Sincerely,
TFMoran Inc.



Dylan K. Erickson, EIT
Project Engineer



TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: August 5, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: Cecila C. Rocco Revocable Trust PB Case #20-6

The Applicant is seeking a minor subdivision of a 23.8-acre parcel off of Thornton Street and Rocky Hill Road into two (2) single-family residential lots; and lot line adjustments between the aforementioned property and properties at 1 Sleepy Hollow Road and 3 Sleepy Hollow Road. The subject properties are located in the R-2, Single Family Residential zoning district and are identified as Tax Map Parcels #70-12, #71-67 and #71-68.

The Applicant appeared before the Zoning Board of Adjustment at their July 16, 2019 meeting and was granted a variance for relief from the minimum lot width/frontage requirement to permit a minor subdivision, consisting of two (2) lots, on the 23+/- acre parcel (Tax Map Parcel #70-12). A copy of the Notice of Decision letter and meeting minutes are enclosed for your review.

The Applicant has submitted plans and supporting documents dated March 17, 2020, and are enclosed for your review. The applicant also submitted revised plans on August 5, 2020 and explained that the change was simply to adjust the boundary between the two lots by a few feet. A Technical Review Committee meeting was scheduled for April 2, 2020, and subsequently cancelled. The application and plans were reviewed independently by the members of the Technical Review Committee and the TRC comment letter is attached for your review. After my review of the file, I found that the applicant did not receive the TRC comment letter so I sent it along to them and requested a response prior to the meeting and will update the Board at that time. I will be prepared with suggested conditions of approval at the meeting in the event the board decides to take action on the request.

Planning Board Motions

Minor Subdivision Motion: I move that the request of Cecila C. Rocco Revocable Trust, PB Case #20-6, for Minor Subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



RECEIVED

MAR 17 2020

TOWN OF EXETER
MINOR SUBDIVISION, MINOR
SITE PLAN, AND/OR LOT LINE
ADJUSTMENT APPLICATION

EXETER PLANNING OFFICE

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

() MINOR SITE PLAN
 (x) MINOR (3lots or less) SUBDIVISION (2) LOTS
 (x) LOT LINE ADJUSTMENT

#20-6	APPLICATION
3/17/20	DATE RECEIVED
125.160	APPLICATION FEE
50.00	PLAN REVIEW FEE
300.00	ABUTTER FEE
	LEGAL NOTICE FEE
	INSPECTION FEE
\$55.00	TOTAL FEES
	AMOUNT REFUNDED

3/17/20 pd. v #5955 \$535.00

1. NAME OF LEGAL OWNER OF RECORD: Celia C. Rocco Revocable Trust, Celia C. Rocco Trustee

ADDRESS: 1 Sleepy Hollow Rd., Exeter, NH 03833 & Rocco Asset Realty Trust, Andrew M. Rocco Trustee, 3 Sleepy Hollow Rd., Exeter, NH 03833 TELEPHONE: (617) 571-3208

2. NAME OF APPLICANT: Same as Owner

ADDRESS: _____
TELEPHONE: () _____

3. RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER: _____
(Written permission from Owner is required, please attach.)

4. DESCRIPTION OF PROPERTY:
ADDRESS: 1 & 3 Sleepy Hollow Road, Exeter, NH
TAX MAP: 70 & 71 PARCEL #: 12, 67 & 68 ZONING DISTRICT: R-2
AREA OF ENTIRE TRACT: 27 +/- Ac PORTION BEING DEVELOPED: All



5. **EXPLANATION OF PROPOSAL:** The intent of this project is to subdivide Tax Map 70, Lot 12 into tow (2) single family residential lots, and to perform a Lot Line Adjustment between Lots 67 & 68 of Tax Map 71.

6. **ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO)** Yes
IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION. IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

7. **LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:**

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. <u>See Cover Letter</u>	
B. _____	
C. _____	
D. _____	
E. _____	
F. _____	

8. **ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO)** N/A IF YES, ATTACH COPY.

9. **NAME AND PROFESSION OF PERSON DESIGNING PLAN:**

NAME: Jonathan S. Ring, P.E., Jones & Beach Engineers, Inc.
ADDRESS: PO Box 219, Stratham, NH 03885
PROFESSION: Civil Engineer **TELEPHONE:** (603) 772-4746

10. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:** N/A



11. **HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?**

(Please check with the Planning Department Office to verify) (YES/NO) Yes IF YES, LIST BELOW AND NOTE ON PLAN.

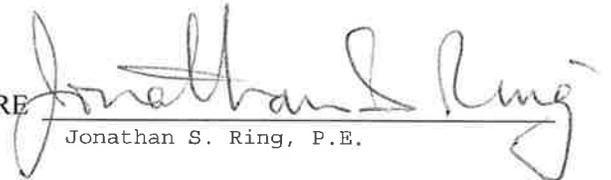
July 2019

NOTICE:

I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE March 17, 2020

APPLICANT'S SIGNATURE


Jonathan S. Ring, P.E.

ACCORDING TO RSA 676.4.1 (c), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO EITHER APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.



ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP SEE ATTACHED LIST
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

Please attach additional sheets if needed



CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION AND LOT LINE ADJUSTMENT

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
<input type="checkbox"/>	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
<input type="checkbox"/>	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input type="checkbox"/>	<input type="checkbox"/>	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input type="checkbox"/>	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) A note as follows: "The landowner is responsible for complying with all applicable local, State, and Federal wetlands regulations, including any <u>permitting and setback requirements required under these regulations.</u> "
<input checked="" type="checkbox"/>	<input type="checkbox"/>	n) Surveyed exterior property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.

Letter of Authorization

We, Celia & Dr. Angelo Rocco, One Sleepy Hollow, Exeter, NH 03833, owners of property located in Exeter, NH, known as Tax Map 70, Lot 12, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. These parcels are located on Rocky Hill & Thornton Street in Exeter, NH.

We hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Julie Ann Rocco James
Witness

Celia C. Rocco
Celia Rocco

8/23/2019
Date

Julie Ann Rocco James
Witness

Angelo G. Rocco MD
Dr. Angelo Rocco

8/23/19
Date

Letter of Authorization

I Andrew M. Rocco, Trustee, Rocco Asset Realty Trust, Three Sleepy Hollow Lane, Exeter, NH 03833, owner of property located in Exeter, NH, known as Tax Map 71, Lot 67, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 3 Sleepy Hollow Lane in Exeter, NH.

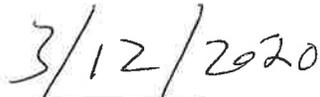
I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.



Witness



Andrew M. Rocco



Date



052516

WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS, that I, **CELIA C. ROCCO, TRUSTEE OF THE CELIA C. ROCCO REVOCABLE TRUST**, udt dated January 10, 1994, having a mailing address of 1 Sleepy Hollow, Exeter, County of Rockingham, State of New Hampshire 03833

for consideration paid, grant to:

ANDREW M. ROCCO, TRUSTEE OF THE ROCCO ASSET REALTY TRUST, udt dated April 27, 2010, having a mailing address of 3 Sleepy Hollow, Exeter, County of Rockingham, State of New Hampshire 03833

With **WARRANTY COVENANTS**, the following described premises:

Two certain parcels of land with the buildings and improvements thereon, situated in Exeter, County of Rockingham, State of New Hampshire, on the Northerly side of Sleepy Hollow, so-called, and bounded and described as follows:

Parcel I

Beginning at a point on the Northerly side of said Sleepy Hollow, at the Southeasterly corner of the described premises and at other land of Celia Rocco, and thence running South 84° 10' 20" West 19.70 feet and continuing in a general Westerly direction on an arc of a curve having a radius of 50 feet a distance of 120.76 feet, both along the Northerly side of Sleepy Hollow, to a point at a stone wall and land now or formerly of Arnold; thence turning and running North 31° 59' 40" East along land of said Arnold 32.89 feet and continuing North 35° 22' 30" East 58.71 feet and continuing North 34° 21' 00" East 100 feet, both along land now or formerly of Smith to a point at land of Celia Rocco; thence turning and running South 59° 46' 30" East along land of said Rocco 100.26 feet to a point; thence turning and running South 34° 21' 00" West along land of said Rocco 146.40 feet to the point of beginning; containing 15,000 square feet.

2010 NOV 19 PM 1:08

ROCKINGHAM COUNTY
 REGISTRY OF DEEDS

The said described premises are shown as **Lot #1** on Plan of "Limited Subdivision in Exeter, N.H." recorded in Rockingham Records as Plan #19983.

Parcel 2

A certain tract or parcel situated in Exeter, County of Rockingham, State of New Hampshire, depicted as "Area of adjustment 15,828 sq. ft. To Be Added to Tax Map 9, Sect. 3, Lot 18.1" on a plan of land entitled "Lot Line Adjustment Land of Andrew M. and Jean L. Rocco and Celia C. Rocco Located at Sleepy Hollow, Exeter, NH" dated April 1996, prepared by Little River Survey Company, recorded in Rockingham County Registry of Deeds as plan #D-24830, said tract being more particularly bounded and described as follows:

Beginning at a drill hole in a stone wall at the southwesterly corner of the within described premises along the "Lot Lines to be Abandoned" as shown on said Plan; thence turning and running along land now or formerly of David & Cynthia Roach, as shown on said Plan, N 63° 54' 47" W a distance of 27.09 feet to a drill hole; thence turning and running, still along said land now or formerly of Roach, N 54° 41' 42" W a distance of 72.60 feet to a drill hole at land now or formerly of Celia C. Rocco and a "Proposed Lot Line" as shown on said Plan; thence turning and running along said proposed lot line and land now or formerly of Celia C. Rocco N 32° 17' 00" E a distance of 151.44 feet to an iron rod set (5/7/96) as shown on said Plan; thence turning and running along the other "Proposed Lot Line" as shown, and still along land now or formerly of Celia C. Rocco, S 61° 15' 50"E a distance of 102.28 feet to a point in a stone wall along the "Lot Lines to be Abandoned" at land now or formerly of Andrew M. & Jean L. Rocco; thence turning and running along said stone wall and land now or formerly of Andrew M. & Jean L. Rocco, S 32° 51' 40" W a distance of 100.00 feet to a point; thence continuing still along said stone wall and land now or formerly of Andrew M. & Jean L. Rocco, S 33° 53' 10" W a distance of 58.71 feet to a drill hole at a point and place of beginning.

The above described premises are conveyed subject to conditions as noted on the above referenced Plan #D-24830, including but not limited to, grantee's compliance with all applicable State and Federal wetlands regulations.

Meaning and intending to describe and convey the same premises conveyed to Celia C. Rocco, Trustee of the Celia C. Rocco Revocable Trust by deed of Angelo G. Rocco dated January 3, 2002 and recorded in the Rockingham County Registry of Deeds at Book 3705, Page 2729.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

The undersigned Trustee under the Celia C. Rocco Revocable Trust created under trust agreement dated January 10, 1994, and any amendments thereof, has full and absolute power in said trust agreement to convey any parcel or related interest in real estate and improvements thereon as held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof.

DATED: *November 3 2010* Celia C. Rocco Revocable Trust

Celia C. Rocco Trustee
Celia C. Rocco, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS

On this 3RD day of November, 2010, personally appeared the above-named, Celia C. Rocco, Trustee of the Celia C. Rocco Revocable Trust known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed.

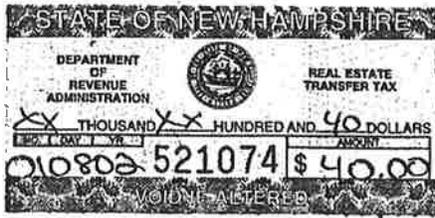
Before me,



Philip Marshall
Justice of the Peace/Notary Public
Commission expires:

Prepared by:
Marshall Law Office
47 Depot Road
East Kingston, NH 03827
603-642-5311

PHILIP CHARLES MARSHALL, Justice of the Peace
My Commission Expires April 18, 2012



WARRANTY DEED

CELIA C. ROCCO, married, of One Sleepy Hollow, Exeter, Rockingham County,

State of New Hampshire, for and in consideration paid, grants to CELIA C.

ROCCO, TRUSTEE OF THE CELIA C. ROCCO REVOCABLE TRUST, pursuant

to Trust dated January 10, 1994, of One Sleepy Hollow, Exeter, New Hampshire,

with WARRANTY covenants, the following described premises:

Three certain parcels of land with the buildings thereon, situated in Exeter, in the County of Rockingham and The State of New Hampshire, and bounded and described as follows:

Parcel 1: A certain tract or parcel of land with the buildings thereon, situated in Exeter, in the County of Rockingham and The State of New Hampshire, on the Northeasterly side of a proposed extension of Thornton Street, bounded and described as follows:

Southwesterly by the said proposed extension of Thornton Street; Northwesterly by land now or formerly of Elizabeth Folsom Smith; Northeasterly by land now or formerly of Colonial Development Co., Inc.; and Southeasterly by land now or formerly of Colonial Development Co., Inc.

For source of title, see Deed from Carl M. Dining to Angelo G. Rocco and Celia C. Rocco, dated November 22, 1960, and recorded in Rockingham Records, Book 1568, Page 265; see also Deed from Angelo G. Rocco to Celia C. Rocco, dated January 22, 1971, and recorded in Rockingham Records, Book 2053, Page 471.

Parcel 2: A certain tract or parcel of land, a small portion of which abuts the Northeasterly sideline of Thornton Street, so-called, but most of which is situated Northeasterly of said Thornton Street, and not abutting thereon, and bounded as follows:

Northeasterly by land of the Exeter Water Works, so-called; Southeasterly by land now or formerly of Keach; Southwesterly by the following Northerly bounds: land now or formerly owned by Mildred R. Morse, Frank R. and Winifred L. Dodge, Abbott and Irma R. Tenenbaum, John C. and Rebecca C. Hogg, the northeasterly sideline of said Thornton Street, the northerly bounds of land now or formerly owned by Lewis A. and Barbara B. Deene, Robert W. and Ada G. Ritchie, Edmond Meras, Donald Chase, Wallace Stevens, the northeasterly sideline of said Thornton Street, and the northerly bound of land now or formerly owned by Chester O. and Erna H. MacDonald; and northwesterly by land now owned by Celia C. Rocco and land now or formerly of Elizabeth Folsom Smith.

002132

2002 JAN -8 PM 3:12

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

This conveyance is made subject to the following restrictions which shall run with the land and be binding upon the heirs, executors, administrators, successors and assigns of the Grantee herein:

Only residential, single family dwellings with private garages and accessory outbuildings shall be constructed on the premises hereinbefore described.

No business of any kind shall be conducted on the aforesaid premises, or any part thereof, or in any building constructed thereon, except schools or business of a professional nature in which case no sign shall be displayed other than a name plate.

No tents, shacks, trailers, mobile homes or garages shall be occupied as living quarters on said premises.

For source of title, see Deed from Mary B. Ross, et als, to Celia C. Rocco, dated August 18, 1972, and recorded in Rockingham Records, Book 2164, Page 242.

Parcel 3: A certain tract of land situated in Exeter, in the County of Rockingham and The State of New Hampshire, on the Northeasterly side of High Street, as shown on plan entitled "Plan of Land for Leonard Smith in Exeter, N.H., Date: June 12, 1986" recorded in Rockingham County Registry of Deeds, and bounded and described as follows:

Beginning at a point on the northerly side of High Street and the easterly side of Rocky Hill Ave. (Private Way) at land now or formerly of Byrne, thence running along said Byrne land N 32° 15' 48" E a distance of 150 feet, more or less, to an iron pin at land now or formerly of Story; thence continuing along land of said Story N 32° 14' 12" E a distance of 150.19 feet to an iron pin at land now or formerly of Theobald; thence continuing along land now or formerly of said Theobald along the following courses: N 32° 17' 00" E a distance of 199.68 feet to an iron pin; thence turning and running S 54° 45' 00" E a distance of 72.78 feet to an iron pin, and thence S 63° 41' 30" E a distance of 27.25 feet to an iron pin in a stone wall at land now or formerly of Gertrude Waldron; thence turning and running along land now or formerly of said Gertrude Waldron along the following courses: N 33° 00' 54" E a distance of 151.06 feet to a point; thence N 33° 56' 28" E a distance of 168.49 feet; thence N 31° 56' 14" E a distance of 137.48 feet; thence N 42° 10' 26" E a distance of 145.32 feet; thence N 55° 38' 58" E a distance of 180.32 feet; thence N 55° 33' 58" E a distance of 207.55 feet to a point at land now or formerly of Daniel Hayes; thence turning and running along said Hayes land along the following courses: N 65° 22' 24" W a distance of 250.86 feet to a 9" Hemlock with barbed wire; thence continuing along the same course a distance of 233.79 feet to a point at a tree stump with barbed wire at land now or formerly of Matthew L. Baril; thence turning and running along land now or formerly of said Baril S 32° 49' 57" W a distance of 275.10 feet to an iron pin at land now or formerly of Exeter Hospital; thence continuing along land now or formerly of Exeter Hospital along the following courses: S 34° 48' 26" W a distance of 300.01 feet to an iron pin; thence S 34° 53' 49" W a distance of 185.95 feet to a fence post; thence S 35° 25' 06" W a distance of 95.62 feet to a fence post; thence S 34° 46' 01" W a distance of 182.05 feet to a point at land now or formerly of Janet Nay Kesler; thence turning and running along land now or formerly of Kesler S 51° 10' 08" E a distance of 200 feet to a point at said Rocky Hill Avenue; thence turning and running along said Rocky Hill Avenue along the following courses: S 34° 32' 55" W a distance of 175.00 feet to an iron pin and thence continuing S 32° 15' 48" W a distance of 150.00 feet to a point on said High

Street; thence turning and running along said High Street S 50° 42' 37" E a distance of 42.40 feet to the point of beginning.

Containing 8.52 acres or 370,936 square feet, more or less.

Said premises are subject to Sewer Easement from Herman L. Smith and Elizabeth F. Smith to the Town of Exeter, dated December 18, 1952, recorded in Rockingham Records, Book 1269, Pages 375 and 376, and to any other easements of record pertaining to the above described property.

Said premises are also subject to any rights of way granted to any abutters for all purposes over said Rocky Hill Avenue (private way) to and from High Street.

Excepting from the above described tract, the area designated as "Rocky Hill Ave. (Private Way)" more fully described in Deed from Leonard F. Smith to the Town of Exeter, dated March 18, 1996, and recorded in Rockingham Records, Book 3147, Page 2866.

For source of title, see Deed from Leonard F. Smith to Celia C. Rocco, dated March 18, 1996, and recorded in Rockingham Records, Book 3147, Page 2867.

Excepting from the above described premises, all conveyances out therefrom.

This is a non-contractual conveyance.

And I, Angelo G. Rocco, husband of the Grantor, release to said Grantee all rights of homestead and other interests, if any, herein.

Witness our hands and seals this 3 day of January, 2002

Constance Caloggero
Witness

Celia C. Rocco
Celia C. Rocco

Constance Caloggero
Witness

Angelo G. Rocco
Angelo G. Rocco

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 3rd day of January, 2002, by Celia C. Rocco and Angelo G. Rocco.

Constance Caloggero
Notary Public

My Commission Expires



**ABUTTERS LIST (DIRECT)
AS OF
MARCH 10, 2020
ROCCO SUBDIVISION & LOT LINE ADJUSTMENT
ROCKY HILL & THORTON STREET
EXETER, NH
JBE PROJECT No. 19042**

OWNER OF RECORD/APPLICANT:

TAX MAP 70/ LOT 12 – SUBJECT PROPERTY
TAX MAP 71/ LOT 68 – SUBJECT PROPERTY
CELIA C. ROCCO REV. TR.
CELIA C. ROCCO, TRUSTEE
1 SLEEPY HOLLOW RD.
EXETER, NH 03833
BK 3705 / PG 2726 (01/08/02)

TAX MAP 71/LOT 67 – SUBJECT PROPERTY
ROCCO ASSET REALTY TRUST
ANDREW M. ROCCO, TRUSTEE
3 SLEEPY HOLLOW LANE
EXETER, NH 03833
BK 5167/PG 0049 (11/03/10)

ABUTTERS:

65/123
70/21
TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833
3735/2855 (12/18/01) – LOT 21

65/130
65/131
EXETER HOSPITAL, INC.
5 ALUMNI DR., SUITE 205
EXETER, NH 03833
5577/2829 (11/25/14) – LOT 130
1838/173 – LOT 131

65/131-2
EXETER MED REAL, INC.
5 ALUMNI DR., SUITE 205
EXETER, NH 03833

70/9
FREDERICK M. DALEY, III
LEIGH A. DALEY
11 ROBIN LANE
EXETER, NH 03833

70/10
WARR FAMILY TR. OF 1999
TIMOTHY & HEATHER WARR, TRUSTEES
14 TOWLE AVE.
EXETER, NH 03833
4115/1274 (07/26/03)

70/11
SHERRILL S. NIXON REV. TR.
SHERRILL S. NIXON, TRUSTEE
17 THORNTON ST.
EXETER, NH 03833
3645/1097 (09/19/01)

70/13
MARBET M. WOLFSON REV. TRUST
MARBET M. WOLFSON, TRUSTEE
15 THORNTON ST.
EXETER, NH 03833
4852/1805 (10/15/07)

70/14
PETER MERAS
11 THORTON ST.
EXETER, NH 03833
2006/0787 (11/06/07)

70/15
ELIZABETH BECK
9 THORNTON ST.
EXETER, NH 03833
5981/0159 (02/19/19)

70/16
JEFF VOGEL
KRISTIN MACLAUHLAN
7 THORNTON ST.
EXETER, NH 03833
5405/0976 (01/19/13)

70/17
NATHIEL HAWKINS
SHEILA KELLY
5 THORNTON ST.
EXETER, NH 03833
5811/1974 (04/17/17)

70/18
ELIZABETH T. ROBERTS TR.
ELIZABETH T. ROBERTS, TRUSTEE
3A THORNTON ST.
EXETER, NH 03833
3282/2674 (04/03/98)

70/19
MARY GRIM
3 THORNTON ST.
EXETER, NH 03833
5940/0618 (08/10/18)

70/20
CHRISTOPHER TREMBLAY
KATHERINE TREMBLAY
1 THORNTON ST.
EXETER, NH 03833
5630/2862 (06/25/15)

70/22
HELEN HAGER
9 WHEELWRIGHT AVE.
EXETER, NH 03833
4677/2770 (01/13/06)

70/36
ELEASE COVINGTON LATIMER TR.
ELEASE COVINGTON LATIMER, TRUSTEE
1 ROBIN LANE
EXETER, NH 03833
3063/2259

70/39
JONATHAN PERKINS
CLAIRE PERKINS
15 TOWLE AVE.
EXETER, NH 03833
6022/1429 (07/30/19)

70/60-9
PATRICK GAUGHAN
KIM GAUGHER
18 WINDEMERE LANE
EXETER, NH 03833
3555/0428 (03/19/01)

70/61-10
THOMAS FUJITANI
SUMMER FUJITANI
20 WINDEMERE LANE
EXETER, NH 03833
6029/0860 (08/15/19)

70/61-11
HUGO R. CASTELLANOS-MENDEZ
22 WINDEMERE LANE
EXETER, NH 03833
6031/1422 (08/30/19)

70/60-12
KRISTIN J. ODAY
24 WINDEMERE LANE
EXETER, NH 03833
5922/1886 (06/18/18)

70/61-33
WINDEMERE AT EXETER
HOMEOWNERS ASSOCIATION
PO BOX 293
EXETER, NH 03833
4269/1977 (04/14/04)

71/58
ROGER GAUTHIER
BARBARA GAUTHIER
2 ROCKY HILL
EXETER, NH 03833
3810/2142 (07/31/02)

71/60
CHRISTOPHER TURNER
JEANNE TURNER
3 ROCKY HILL
EXETER, NH 03833
4984/1647 (02/26/09)

71/65
SARAH EKEY
ROBERT EKEY
4 SLEEPY HOLLOW LANE
EXETER, NH 03833
5745/0995 (08/22/16)

71/66
ERIC REED
6 SLEEPY HOLLOW LANE
EXETER, NH 03833
4181/1464 (10/27/03)

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: JONATHAN S. RING, P.E.
PO BOX 219
STRATHAM, NH 03885

WETLAND/SOILS SCIENTIST:

GOVE ENVIRONMENTAL SERVICES, INC
ATTN: JAMES GOVE
8 CONTINENTAL DRIVE
UNIT H
EXETER, NH 03833

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

March 17, 2020

Exeter Planning Board
Attn. Langdon Plumer, Chair
10 Front Street
Exeter, NH 03833

RECEIVED

MAR 17 2020

**RE: Subdivision & Lot Line Adjustment Plan Application
1 & 3 Sleepy Hollow Road, Exeter, NH
Tax Map 70, Lot 12 & Tax Map 71, Lots 67 & 68
JBE Project No. 19042**

EXETER PLANNING OFFICE

Dear Mr. Plumer,

On behalf of the owners & applicants, Celia C. Rocco Revocable Trust, Celia C. Rocco Trustee and Rocco Asset Realty Trust, Andrew M. Rocco, Trustee, we respectfully submit a Subdivision & Lot Line Adjustment Plan Application for the Planning Board. The intent of this project is to subdivide Tax Map 70, Lot 12 into two (2) single family residential lots, and to perform a Lot Line Adjustment between Lots 67 and 68 of Tax Map 71.

Included with this submission is the following:

1. Fee Check in the amount of \$535.00.
2. Completed Subdivision & Lot Line Adjustment Plan Application with Checklist.
3. Letters of Authorization. (2)
4. Current Deeds. (2)
5. Abutters List with three (3) sets of mailing labels.
6. Tax Map.
7. Seven (7) Full Size Plan Sets.
8. Fifteen (15) Half Size Plan Sets.

Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Jonathan S. Ring, PE
Senior Project Manager

RECEIVED

MAR 17 2020

EXETER PLANNING OFFICE

11:30 AM

cc: Celia & Dr. Angleo Rocco, applicant (application & plans via email)
Andrew Rocco, applicant (application & plans via email)

**TOWN OF EXETER PLANNING DEPARTMENT
 PLANNING AND ZONING FEE SCHEDULE
 EFFECTIVE JANUARY 1, 2008**

(changes adopted by the Board of Selectmen 12/17/07)

*Effective
3/2017*

PUBLICATIONS

ZONING ORDINANCE	\$ 15.00	
MASTER PLAN	\$ 35.00	
CAPITAL IMPROVEMENTS PROGRAM	\$ 15.00	
SUBDIVISION & SITE PLAN REVIEW REGS	\$ 15.00	
PUBLIC WORKS SPECIFICATIONS (at DPW)	\$ 20.00	
HDC PRESERVATION GUIDELINES	\$ 10.00	
POSTAGE	\$ 5.00 (per publication)	

BOARD OF ADJUSTMENT

VARIANCE APPLICATION	\$ 100.00	
SPECIAL EXCEPTION APPLICATION	\$ 100.00	
APPEAL FROM ADMINISTRATIVE DECISION	\$ 100.00	
ABUTTER NOTICE	\$ 10.00 (per abutter)	
LEGAL NOTICE FEE	Applicant billed for actual cost	

PLANNING BOARD

LOT LINE ADJUSTMENT	\$ 60.00	\$60
SUBDIVISION		
• APPLICATION (includes Open Space Dev.)	\$ 125.00	\$125
• PER LOT OR OPEN SPACE UNIT FEE	\$ 50.00 per lot (up to 3 new lots)	\$50
	\$ 100.00 per lot (for 4 or more new lots)	
NON-RESIDENTIAL SITE PLAN REVIEW		
• APPLICATION	Minor - \$100.00 Major - \$ 250.00	
• PLAN REVIEW	\$ 60.00/1,000 s.f. of total building floor area (Example: 30,000 SF building = \$ 1,800. review fee)	
MULTI-FAMILY SITE PLAN REVIEW	Same as N/R Site Plan Review	
LEGAL NOTICE	Applicant billed for actual cost	
ABUTTER NOTICE	\$ 10.00 (per abutter)	30 x \$10 = \$300

SITE INSPECTION SERVICE – Fee to be based upon a reasonable estimate of the cost of anticipated site inspections (typically 1-3% of the estimated construction costs for the project). Additional funds to be collected as needed; any unexpended fees to be returned to the Applicant upon completion of all site improvements.

HISTORIC DISTRICT COMMISSION

APPLICATION & PLAN REVIEW	No fees	
ABUTTER NOTICE	\$ 10.00 (if applicable)	TOTAL = \$535.00

MISCELLANEOUS

• SIGN PERMITS	\$ 25.00 (per sign)
• HOME OCCUPATION USE PERMITS	\$ 25.00
• FLOOD INSURANCE CERTIFICATES	\$ 15.00
• COPIES	\$.50 (per page)
• TRAIL MAPS	\$ 2.50
• WETLAND MARKERS	\$ 1.00/each



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX

772-4709

www.exeternh.gov

July 23, 2019

Jonathan S. Ring, P.E.
Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
POB 219
Stratham, New Hampshire 03885

Re: Zoning Board of Adjustment Case #19-09
Variance Request – Celia C. Rocco Revocable Trust
Property off of Thornton Street and Rocky Hill, Exeter, N.H. Tax Map Parcel #70-12

Dear Mr. Ring:

This letter will serve as official confirmation that the Zoning Board of Adjustment, at its July 16th, 2019 meeting, voted to grant the above-captioned application, as presented, for a variance from Article 4, Section 4.3 Schedule II: Density and Dimensional Regulations-Residential seeking relief from the minimum lot width/frontage requirement to permit a minor subdivision, consisting of two (2) lots, each with a single family home on it, on a parcel of 23+/- acres, subject to the following conditions:

1. The property shall be subdivided into two (2) approximately sized parcels as presented in the application;
2. There shall be a single access only to each property;
3. A 25 foot no-cut vegetative buffer shall be maintained on all property lines, including the subdivision line, with the exception of the access point to each property;
4. That the access point for each of the two parcels shall have a minimum width of 30 feet and that included within that 30 feet will be a maximum 16 foot driveway with up to two feet on either side of the driveway reserved as a provision for drainage within the access way between existing properties.

Please be advised that in accordance with Article 12, Section 12.4 of the Town of Exeter Zoning Ordinance entitled "Limits of Approval" that all approvals granted by the Board of Adjustment shall only be valid for a period of three (3) years from the date such approval was granted; therefore, should substantial completion of the improvements, modifications, alterations or changes in the property not occur in this period of time, this approval will expire.

If you should have any questions, please do not hesitate to contact the Building Department office.

Sincerely,

Joanne T. Petito
Chairwoman
Exeter Zoning Board of Adjustment

cc: Celia C. Rocco Revocable Trust, Celia C. Rocco, Trustee
James F. Scully, Jr., Esquire
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Deputy Assessor

JTP:bsm

Town of Exeter
Zoning Board of Adjustment
July 16, 2019, 7 PM
Town Offices Nowak Room
Final Minutes

I. **Preliminaries**

Members Present: Chair Joanne Petito, Vice-Chair Robert Prior, Clerk Rick Thielbar, Christopher Merrill - Alternate, Esther Olson-Murphy - Alternate

Members Absent: Laura Davies, Kevin Baum, Martha Pennell - Alternate, Hank Ouimet - Alternate

Others Present: None

Others Absent: Doug Eastman, Barb McEvoy

Call to Order: Chair Petito called the meeting to order at 7 PM.

II. **New Business**

A. The application of Celia C. Rocco Revocable Trust for a variance from Article 4, Section 4.3 Schedule II: Density and Dimensional Regulations - Residential seeking relief from the minimum lot width/frontage requirement to permit a minor subdivision of the 23+ acre parcel off of Thornton Street and Rocky Hill (f/k/a Colonial Heights). The subject parcel is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #70-12. Case #19-09.

Mr. Merrill disclosed that he is a neighbor of the applicant, but he doesn't see a reason to recuse himself. Mr. Prior clarified that Mr. Merrill is in the neighborhood, but not an abutter. Mr. Prior added that he himself is a long-time acquaintance of the Rocco family. Ms. Petito is also an acquaintance of the applicant and of Jon Ring. None of the Board members recused themselves.

Jonathan Ring of Jones and Beach Engineers spoke on behalf of Andrew Rocco and the Rocco family. The proposed project is in the Colonial Heights subdivision off of High Street. It's approximately a 23 acre property. They have not yet done a survey; the ZBA Subdivision Plan they are presenting is a conceptual plan based on existing information. This area was developed 60 years ago, and the developers left several access points from town roads to reach the property so that the subdivision could be extended, but this did not happen. What they're referring to as "Frontage 1" is 36 feet, "Frontage 2" is 32 feet, and "Frontage 3" is 62 feet. The minimum lot frontage according to the Zoning Ordinance is 100 feet. They are proposing two single family lots, approximately 12 acres and 11 acres. The wetlands marked on the proposal are from an aerial photo interpretation.

James Scully from the Morris Law Offices in Hampton discussed the project's responses to the five criteria for a variance. 1) The variance will not be contrary to the public interest; Mr. Scully said the parcel already has three connection points, but they total less than 100 feet. No

45 structures will be built in the areas where the requested relief is being sought. 2) The spirit of the
46 ordinance is observed; the parcel is 23 acres and larger than any in the area. 3) Substantial
47 justice is done; the three areas are for frontage access to lots 1 and 2, which total over 23
48 acres. 4) Values of surrounding properties are not diminished; one right of way already exists,
49 and the second two will simply be access points. The project could potentially increase the
50 value of neighboring properties due to the potential for landscaping and property improvement.
51 5) Literal enforcement would result in an unnecessary hardship; a denial would prevent them
52 the frontage for both new parcels, and they are only looking to divide this large parcel into two
53 single family lots.

54 Mr. Prior asked if they would be using access #2, and Mr. Scully said that the
55 subdivision approval is only for two lots, but whether that one or frontage #1 would be used is
56 not set. Mr. Ring added that the family is hoping to build a house at the end coming off
57 Wheelwright, but they may run into wetland issues.

58 Andrew Rocco said that they would like to put a private driveway at the end of
59 Wheelwright, with the house back 80 - 100 feet. The other lot would remain empty until his
60 parents decide to do something else with it, or his five brothers and sisters do so upon their
61 parents' passing. Mr. Merrill asked Mr. Rocco if there would be one house on the right and one
62 on the left. Mr. Rocco said he is planning to leave the left as woods, but in 15 or 20 years, that
63 may change.

64 Mr. Prior asked Mr. Scully if they would consider a condition of approval that would limit
65 them to using one of the two access points on lot 1, to eliminate the possibility of both being
66 used. Mr. Scully said he would have to discuss it with his client, but thinks that would be
67 acceptable. They would also want to look at which access point would have less of an
68 environmental impact.

69 Mr. Thielbar cautioned that if the structure on lot 2 isn't built within three years, they
70 would lose the right to build a house there. Ms. Petito clarified that the variance lasts for three
71 years, and must be used in that time. Mr. Scully said that the proposed lot 1 would be
72 completed in the 3 year time frame, but lot 2 would have to come back to the ZBA.

73 Mr. Merrill asked if they would be amenable to a buffer on Thornton Street such as trees.
74 Mr. Rocco said that minimal trees will be cut down, and the appearance should be about the
75 same. The goal is to not see the house from Thornton. Mr. Prior said that the permission stays
76 with the land, so they could grant the subdivision and Mr. Rocco could sell the 12 acre parcel to
77 someone who would cut every tree on it. Mr. Prior suggested that the Board consider a
78 condition of appropriate landscaping from abutting residences. Mr. Scully said they're fine with a
79 vegetated buffer stipulation.

80 Mr. Merrill asked if there would be lights on the driveway on Towle or Wheelwright. Mr.
81 Rocco said he intends to put the driveway on Wheelwright. There is already a streetlight at that
82 corner, and he wasn't planning on additional lighting for the driveway, just lights around the
83 house.

84 Ms. Petito opened the discussion to the public.

85 Nathaniel Hawkins of lot 17 at 5 Thornton Street, an abutter of one proposed driveway,
86 said he's concerned about the right of way. Condition 4 of the variance is about property values,
87 and there is a row of seven trees along the property line that if disturbed would affect his
88 property in a significant way. Ms. Petito asked if the trees are on Mr. Hawkins' property. Sheila

89 Kelly, who also lives at lot 17, said that she read the deed and it seemed like their property
90 started at the edge of Thornton and Wheelwright, but she can't find a stake in the ground. Mr.
91 Hawkins said other than the trees they have no objection to a variance.

92 Jeff Vogel of lot 16 at 7 Thornton, the other abutter of this proposed driveway, said that
93 when he purchased the property, he was told that the parcel was city land, but then they heard
94 from Mr. Rocco regarding his intentions for the land. He appreciates that Mr. Rocco only wants
95 to put in a single house, but the driveway would run right on his grass line. As far as property
96 values, it doesn't raise them. It seems like the current plan would have minimal impact, but he
97 has three kids and there are other kids in the neighborhood. He felt that the project needs a
98 visual buffer. He has no profound objection to the project.

99 Martha Wolfson of lot 20 at 1 Thornton Street said her property is near where Towle
100 goes through. She asked whether they'd measured the Wheelwright extension for the standard
101 width of a driveway. Ms. Petito said she was not aware of any standard measure for a driveway.
102 Mr. Ring said it's typically 18-20 feet. Mr. Thielbar added that it's an issue of what's appropriate
103 for the lot.

104 Mary Grim of lot 19 at 5 Minuteman Lane, the third parcel east of Wheelwright, said she
105 appreciates what Mr. Rocco is trying to accomplish. However, she is concerned about them
106 cutting trees, and wondered if the Board could add a "no-cut zone" to the approval, so as not to
107 disturb the aesthetic of the property.

108 Kate Tremblay of lot 20 at 1 Thornton Street said she would support a 25 foot no-cut
109 zone. She also asked that her internet and electricity not be disturbed by construction. She
110 asked whether this construction has to happen within three years. Mr. Prior clarified that the
111 approval is good for three years, but the applicant is always able to come back and get an
112 extension.

113 Sheila Kelly of lot 17 said that on the Town map, the access is 33 feet as opposed to the
114 project's number of 36 feet. She asked that they add a condition of no driveway lighting.

115 Patrick O'Day of 24 Windermere Lane said he's not sure how the project affects his
116 property. He's impressed with the presentation; he was imagining much worse, but he's hearing
117 one or maybe two houses. Currently he only see woods in his backyard, and the house being
118 considered might fall into that area. He's not on the direct access or driveway, but would be
119 concerned about sightlines.

120 Alistair Ryan of 148 High Street, who is not an abutter but is in the neighborhood, said
121 Towle is a quiet road. Mr. Rocco is respectful, and it's nice that it's only one house, but how
122 does a variance protect them in the future? Does it open up possibilities to go beyond one
123 house? Ms. Petito said that if the application were approved limited to two dwellings, the
124 applicant would need to return to do anything more.

125 Chris Turner of lot 60 at 3 Rocky Hill said his concern was the hospital lights, which are
126 only blocked by trees. If something did go in, he hopes they would get trees to block the light.

127 Liz Roberts of lot 18 at 3A Thornton said she also hoped there would be a buffer of trees
128 and subdued lighting.

129 Roger Gauthier of lot 58 at 2 Rocky Hill asked how it would affect the proposal if he put a
130 fence up in the middle of the street. Barbara Gauthier, also of 2 Rocky Hill, explained that their
131 land goes into the road, and if you subtract their boundary from 62 feet it's a lot less. Ms. Petito
132 responded that the land would need to be surveyed before anything can be constructed. Ms.

133 Olson Murphy added that if the minimum is 30 feet, and it ends up being 20, they'll be coming
134 back.

135 Mr. Rocco said that it's grass at the end of Wheelwright. He wants to leave the grass
136 around the driveway with crushed stone on each side. Dr. Rocco, Mr. Rocco's father, said that
137 the drainage system for the town starts at Thornton, and there's a catch basin and a pipe that
138 leads down Wheelwright. Mr. Merrill asked if no one on the left or right of the driveway would
139 have water issues. Mr. Scully requested that the minimum driveway of 20 feet not be restricted
140 so they could put in drainage. The intent is to have as little environmental impact as possible.

141 Ms. Petito closed the public session.

142 Mr. Thielbar said that the ordinance says 100 feet, and assuming the numbers are
143 correct there's 160 feet. Mr. Prior said there is a lot line adjustment, making it two parcels, and
144 he's never heard of two separate pieces of frontage adding up to make the 100 feet. It would be
145 unprecedented and may be challenged. Mr. Thielbar said this is a big piece of land, but this is
146 specifically what the change was introduced to prevent, and he has trouble ignoring the intent of
147 a recent change to the document. Mr. Prior said the point of a variance request is to consider
148 exceptions to the rules, and whether there are distinguishing conditions to this parcel. If it were
149 a subdivision with a cul de sac and 15 houses it would be a different discussion.

150

151 MOTION: Mr. Prior moved to approve the application for a variance as presented for a minor
152 subdivision, consisting of two lots, each with a single family home on it, on a parcel of 23 acres,
153 with the following conditions: 1) The property be subdivided into approximately sized parcels as
154 presented; 2) there is a single access only to each property; 3) A 25 foot no-cut vegetative
155 buffer be maintained on all property lines, including the subdivision line, with the exception of
156 the access point to each property; 4) That the access point for each lot have a minimum width of
157 30 feet and a maximum 16 foot driveway with up to two feet on either side reserved as a
158 provision for drainage within the access way between existing properties. Mr. Thielbar
159 seconded. All were in favor.

160

161 B. The application of Paula M. Parrish for a special exception per Article 4, Section
162 4.2 Schedule I: Permitted Uses, Schedule I Note #2 and Article 5, Section 5.2 to
163 permit the proposed construction of an accessory dwelling unit on the property
164 located at 200 High Street. The subject parcel is located in the R-2, Single Family
165 Residential zoning district. Tax Map Parcel #70-100. Case #19-10.

166 Paula Parrish of 200 High Street discussed her request to build a three car garage on
167 her property with a small living unit above. The garage building is permitted, and it meets the
168 setback requirements. She's asking the Board for an exception to add a dwelling unit, a 750 foot
169 living space for family now and for potential later rental. The garage would match the house,
170 with columns like the house and two stories. It will have water, sewer, and electricity. Mr. Merrill
171 asked if it would have an entrance from the house, and Ms. Parrish said no, it will be 25 feet
172 from the house with its own entrance and exit.

173 Ms. Olson Murphy asked how the drainage affects the abutter. Ms. Parrish said it should
174 have little effect; there's not that much fill, but there may be some. Mr. Merrill asked if it has a
175 designated parking space, and Ms. Parrish said yes, in the garage. The property will have six
176 total spaces including the driveway. Mr. Thielbar said since this is an accessory dwelling unit, if

TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: April 10, 2020
To: Jonathan Ring, P.E., Jones & Beach Engineers, Inc.
From: Dave Sharples, Town Planner
Re: Minor Subdivision and Lot Line Adjustment TRC Comments
PB Case #20-6 Celia C. Rocco Revocable Trust, Sleepy Hollow Road
Tax Map Parcel #70-12, #71-67 and #71-68

The following comments are provided as a follow-up after review of the revised plans and supporting documents submitted on 3/17/2020 for the above-captioned project. (TRC meeting scheduled for 4/2/20 was cancelled).

TOWN PLANNER COMMENTS

1. Are there any known environmental hazards on the site? If so, provide detail.
2. Identify the proposed lot line between Lots 68 and 67 in the same manner that other proposed lot lines are called out on the plans
3. There is a 9" RCP drain line shown on lot 12-1 with a note stating that it is Town drain line and it will remain. Is there an easement for this line? If not and it will remain, then one should be provided.
4. Identify where the access will be for Lot 12-1 and call out on plans.
5. Assuming the access will be across from Wheelright Ave, Lot 12-1 will need an address but there are no numbers available on Thorton Road. Please consult with the Building Inspector and the Deputy Fire Chief about addressing for this lot.
6. The plans limit the area of soil mapping and wetlands delineation. As such, please place note on the plans stating that any future development of this site may require additional soil mapping or wetlands delineation and subsequent approvals.
7. Verify that all monumentation is set and meets the requirements of Section 9.25.1 of the Site Plan Review and Subdivision Regulations.
8. Will any of the stone walls be disturbed for individual lot development?

PUBLIC WORKS COMMENTS – No comments

FIRE DEPARTMENT COMMENTS

1. Houses shall be located more than 30 feet apart
2. Adequate ladder truck access be provided (L1 diagram attached)
3. Hydrants to be located at half way and at the end of the road

NATURAL RESOURCE PLANNER COMMENTS

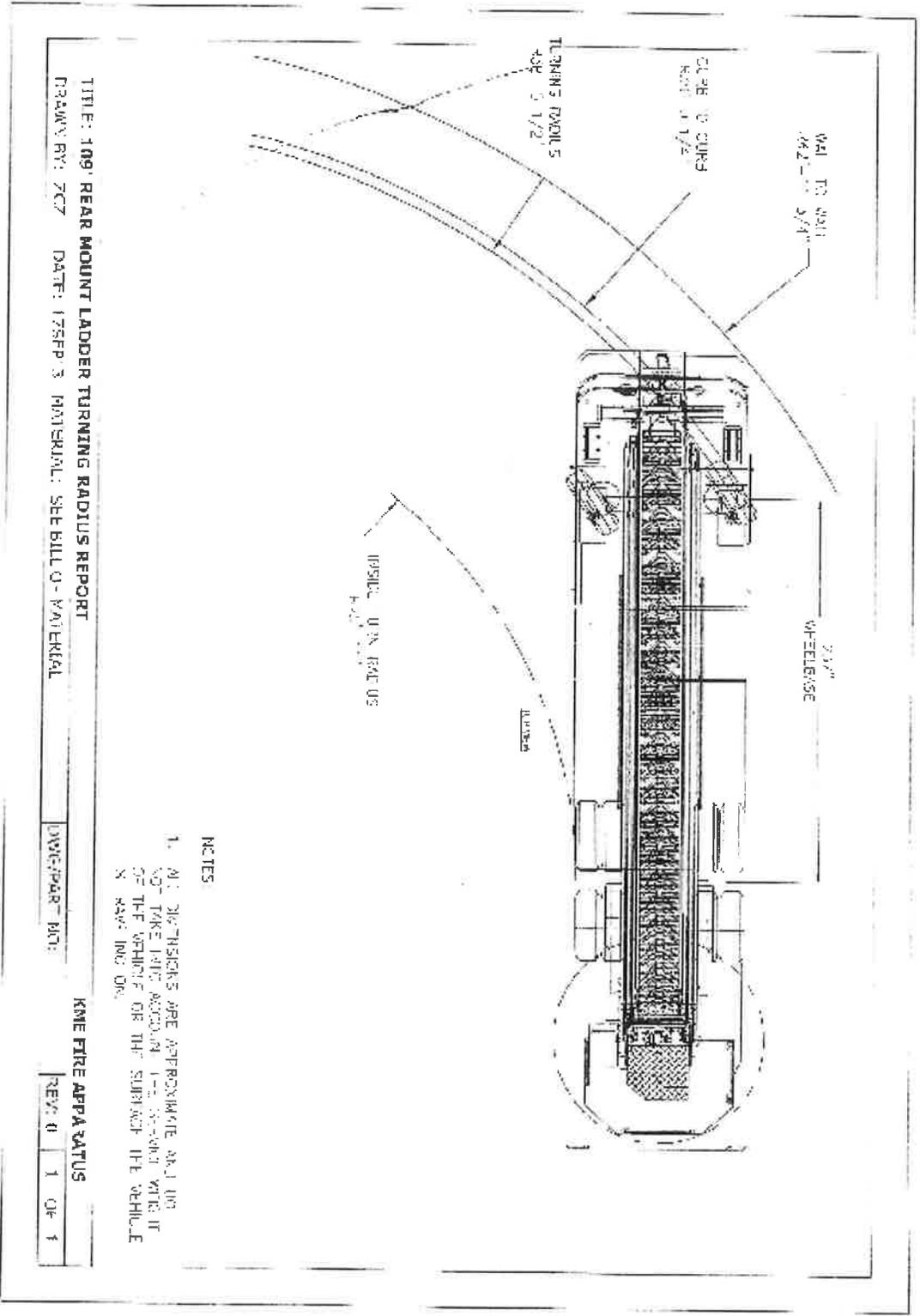
Based on subdivision and lot line adjustment application and hardcopy plans dated 3/17/20, I have the following comments with regard to natural resources.

1. Please clarify what the narrow double line along the northern edge of 70/12 and Exeter Reservoir and add to key. Is it a right-of-way or a stream channel?

Wetlands:

2. Map 70-Lot12 missing prime wetland and associated 100' buffer.
3. Given fall 2019 wetland survey date, have there been any subsequent visits during appropriate time period to survey for vernal pool potential?
4. Add note indicating square feet of wetlands/ uplands to document compliance with ZO 9.1.9A.
5. Does the extent of the Exeter Shoreland District include consideration of contiguous wetlands? (9.3.1.B). What field conditions were present to determine if the drainage on the west side of lot 70/12-1 is/is not contiguous with Exeter Reservoir?

Please submit revised plans, as appropriate and a response letter addressing all TRC comments and UEI comments (if applicable) at your earliest convenience in preparation for being scheduled for a Planning Board public hearing.



TITLE: 109 REAR MOUNT LADDER TURNING RADIUS REPORT
 DRAWN BY: ZCZ DATE: 12SEP 3 MATERIAL: SEE BILL OF MATERIAL

DWG/PART NO:

KME FIRE APPARATUS
 REV: 0 1 OF 1

NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND DO NOT TAKE INTO ACCOUNT TOLERANCES OF THE VEHICLE OR THE SURFACE THE VEHICLE IS RAMPING ON.



TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: August 5, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: OSRAM Sylvania, Inc. PB Case #20-7

The Applicant is seeking a minor subdivision of a 32.21-acre parcel located at 129-131 Portsmouth Avenue (and off of Holland Way) into three (3) lots; and a request to affirm that Tax Map Parcel #51-17, located east of Holland Way is a separate lot that was created when NHDOT created the Holland Way right-of-way. The subject properties are located in the C-2, Highway Commercial and CT-Corporate Technology zoning districts and are identified as Tax Map Parcels #52-112 and #51-17.

The Applicant has submitted a minor subdivision plan and supporting documents, dated March 17, 2020, and are enclosed for your review. A Technical Review Committee meeting was scheduled for April 2, 2020, and subsequently cancelled. The application and plans were reviewed independently by the members of the Technical Review Committee and the TRC comment letter is attached for your review. The Applicant's response to the TRC comment letter, dated June 3, 2020 is also attached as well as revised plans dated August 5, 2020. Since I received the revised plans the day I am writing this memo, I will review the plans further to insure they adequately address staff comments and update the Board at the meeting.

I will be prepared with suggested conditions of approval at the meeting in the event the board decides to take action on the request.

Planning Board Motions

Minor Subdivision Motion: I move that the request of OSRAM Sylvania, PB Case #20-7, for Minor Subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



RECEIVED

TOWN OF EXETER
MINOR SUBDIVISION, MINOR
SITE PLAN, AND/OR LOT LINE
ADJUSTMENT APPLICATION

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

 MINOR SITE PLAN
 MINOR (3 lots or less)
SUBDIVISION (3) LOTS

 LOT LINE ADJUSTMENT

#20-7	APPLICATION
3/17/20	DATE RECEIVED
125.00	APPLICATION FEE
150.00	PLAN REVIEW FEE
110.00	ABUTTER FEE
	LEGAL NOTICE FEE
	INSPECTION FEE
385.00	TOTAL FEES
	AMOUNT REFUNDED

1. NAME OF LEGAL OWNER OF RECORD: OSRAM Sylvania, Inc.

ADDRESS: 200 Ballardville Street, Wilmington, MA 01887

TELEPHONE: (603) 778 4548

2. NAME OF APPLICANT: OSRAM Sylvania, Inc.

ADDRESS: 129-131 Portsmouth Ave. Exeter, NH 03833

TELEPHONE: (603) 778 4548

3. RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER: _____

(Written permission from Owner is required, please attach.)

4. DESCRIPTION OF PROPERTY:

ADDRESS: 129-131 Portsmouth Ave. Exeter, NH 03833

TAX MAP: 51-017 & 52-112 ZONING DISTRICT: C-2 & C-T

AREA OF ENTIRE TRACT: 52-112: 32.21 AC; 51-17: 21.00 AC

PORTION BEING DEVELOPED: N/A

pd. #418 3/17/20 \$385. -



5. **EXPLANATION OF PROPOSAL:** Subdivision of Parcel 52-112 from one lot into 3 lots. Also clarification that the creation of Holland Way created a separate lot for land title purposes at parcel 51-17.

6. **ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO)** Yes, there are existing services to parcel 52-112. No new service is proposed at this time. IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION. IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

7. **LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:**

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. Subdivision Plan of OSRAM Sylvania Inc. 22X34 (9 Sheets)	7
B. Subdivision Plan of OSRAM Sylvania Inc. 11X17 (9 Sheets)	15
C. Cover Letter	1
D. Application for Hearing	1

8. **ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO)** NO IF YES, ATTACH COPY.

9. **NAME AND PROFESSION OF PERSON DESIGNING PLAN:**

NAME: Steven Michaud, PLS

ADDRESS: Doucet Survey, Inc., 102 Kent Place, Newmarket, NH 03857

PROFESSION: Licensed Land Surveyor **TELEPHONE:** (603) 659-6560

10. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:** None at this time



11. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?

(Please check with the Planning Department Office to verify) (YES/NO) YES IF YES, LIST

BELOW AND NOTE ON PLAN.

- February 10, 1994 - ZBA Case #1023 Special exception and variance granted for proposed expansion of Non-Conforming use (addition) and for a portion of the expansion to exceed the maximum height regulation.
- January 16, 1996 - ZBA Case #1062 Special exception granted for expansion of Non-Conforming use (proposed 16' x 60' addition)
- October 21, 2003 - ZBA Case #1251 Variance granted to permit approximately 10 acres (the front portion of parcel with frontage on Portsmouth Avenue) of an existing 33-acre parcel to be developed in accordance with the C-2, Highway Commercial zoning regulations.
- October 17, 2006 - ZBA Case #1322 Special exception granted for the expansion of a Non-Conforming use to permit a proposed 41,173 square foot expansion of the existing manufacturing facility.

NOTICE:

I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 03/16/2020

APPLICANT'S SIGNATURE

Paul Valentine

ACCORDING TO RSA 676.4.I (c), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO EITHER APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY-FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.



ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP: 052-111-000
NAME: Laurence D Foss
ADDRESS: 30 Bunker Hill Ave
Stratham, NH 03885

TAX MAP: 066-001-000
NAME: Palmer & Sicard, Inc.
ADDRESS: 140 Epping Road
Exeter, NH 03833

TAX MAP: 051-015-000
NAME: King Enterprises Co., LLC
ADDRESS: P.O. Box 1000 – MS 6000
Portland, ME 04104

TAX MAP: 066-002-000
NAME: North Country Trust
ADDRESS: John Blanchard, Trustee
PO Box 397
Princeton, MA 01541

TAX MAP: 051-014-0001
NAME: McFarland Realty Trust
ADDRESS: 151 Portsmouth Ave
Exeter, NH 03833

TAX MAP: 051-017-000
052-112-000
NAME: OSRAM Sylvania, Inc.
ADDRESS: 200 Ballardville Street
Wilmington, MA 01887

TAX MAP: 052-052-000
NAME: 108 Heights, LLC
ADDRESS: c/o Two Guys Self Storage
65 Post Road
Hooksett, NH 03106

Landscape Architect/Planner
NAME: R. Gordon Leedy, Jr.
ADDRESS: Tighe & Bond
177 Corporate Avenue
Portsmouth, NH 03801

TAX MAP: 065-123-0000
NAME: Town of Exeter
ADDRESS: 10 Front St
Exeter, NH 03833

Land Surveyor
NAME: Steven Michaud, PLLS
ADDRESS: Doucet Survey, LLC
102 Kent Place
Newmarket, NH 03857

TAX MAP: 051-053-000
NAME: Exeter Lumber
ADDRESS: 4 John Stark Lane
Hampton, NH 03842

Please attach additional sheets if needed



CHECKLIST FOR LOT LINE ADJUSTMENT, MINOR SITE PLAN, or MINOR SUBDIVISION PLAN PREPARATION

The checklist on the following page has been prepared to assist you in the preparation of your subdivision plan. The checklist items listed correspond to the subdivision plan requirements set forth in Section 7 of the "Site Plan Review and Subdivision Regulations". Unless otherwise indicated, all section references within this checklist refer to these regulations. Each of the items listed on this checklist must be addressed prior to the technical review of subdivision plans by the Technical Review Committee (TRC). See Section 6.5 of the "Site Plan Review and Subdivision Regulations". This checklist **DOES NOT** include all of the detailed information required for subdivision and lot line adjustment plans and therefore should not be the sole basis for the preparation of these plans. For a complete listing of subdivision plan requirements, please refer to Section 7 of the "Site Plan Review and Subdivision Regulations". In addition to these required plan items, the Planning Board will review subdivision plans based upon the standards set forth in Sections 8 and 9 of the "Site Plan Review and Subdivision regulations". As the applicant, it is **YOUR RESPONSIBILITY** to familiarize yourself with these standards and to prepare your plans in conformance with them.

Please complete this checklist by marking each item listed in the column labeled "Applicant" with one of the following: "X" (information provided); "NA" (note applicable); "W" (waiver requested). For all checklist items marked "NA", a final determination regarding applicability will be made by the TRC. For all items marked "W", please refer to Section 11 of the "Site Plan Review and Subdivision Regulations" for the proper waiver request procedure. All waiver requests will be acted upon by the Planning Board at a public hearing. Please contact the Planning Department office, if you have any questions concerning the proper completion of this checklist.

All of the required information for the plans listed in the checklist must be provided on separate sheets, unless otherwise approved by the TRC.

NOTE: AN INCOMPLETE CHECKLIST WILL BE GROUNDS FOR REJECTION OF YOUR APPLICATION.



CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION AND LOT LINE ADJUSTMENT

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) A note as follows: "The landowner is responsible for complying with all applicable local, State, and Federal wetlands regulations, including any permitting and setback requirements required under these regulations."

O-5013-001

March 17, 2020

David Sharples
Planning Director
Town of Exeter
10 Front Street
Exeter, NH 03833

RECEIVED

MAR 17 2020

EXETER PLANNING OFFICE

Re: **OSRAM Sylvania Subdivision, 129-131 Portsmouth Avenue, Exeter, NH**

Dear Mr. Sharples:

On behalf of our client, OSRAM Sylvania, Inc. Tighe & Bond is pleased to submit the attached application for a minor subdivision of their property located at 129-131 Portsmouth Avenue in Exeter. The property is designated as Map 51-17 and Map 52, Lot 112 in the town's assessing records.

The purpose of this application is to subdivide Map 52, Lot 112 into three lots – Proposed Lot A, 1.79 Acres located in the C-2 District with frontage on Portsmouth Avenue; Proposed Lot B, 13.29 Acres, located partially in the C-2 District and partially in the C-T District with frontage on Holland Way; and the remainder Lot C, 17.12 Acres located in the C-T District with frontage on Holland Way. The facility is served by municipal sewer and water services. We also respectfully request that the Town affirm that Map 51-17, located east of Holland Way is a separate lot that was created when NHDOT created the Holland Way right of way.

There are no new buildings or other site improvements proposed at this time. The purpose of this subdivision is to facilitate disposition of land not necessary to the Owner's ongoing operations at the site. If and when the new lots are conveyed, there will be a requirement for site plan approval for any new or modified use.

We would appreciate having this application reviewed by the TRC and scheduled for consideration at the Planning Board on their next available agenda.

Very truly yours,

TIGHE & BOND, INC.



R. Gordon Leedy, Jr., AICP
Principal Landscape Architect

Enclosures

Copy: Paul Valentine, OSRAM/Sylvania



TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: April 9, 2020

To: Gordon Leedy, P.E., Tighe & Bond

From: Dave Sharples, Town Planner

Re: Minor Subdivision TRC Comments
PB Case #20-7 OSRAM Sylvania Inc. 129-131 Portsmouth Avenue
Tax Map Parcel #51-17 and #52-112

The following comments are provided as a follow-up after review of the revised plans and supporting documents submitted on 3/17/2020 for the above-captioned project. (TRC meeting scheduled for 4/2/20 was cancelled).

TOWN PLANNER COMMENTS

1. Are there any known environmental hazards on the site? If so, provide detail.
2. Please show all building setbacks on plans (i.e. side and rear building setbacks). Verify with the Building department that lot lines can dissect fencing, concrete pads and other site improvements as shown on the plans.
3. It appears that the entirety of Lot A is covered with different types of building setbacks and there is no buildable area by right. It appears that this lot would likely require a Wetlands Conditional Use Permit (CUP) and a Shoreland CUP to develop in the future. As such, this lot should be labeled unbuildable on the plans with a corresponding note stating that this lot shall only become buildable if all proper permits (shoreland, wetlands, etc.) are secured. In the alternative, you could show the potential development on the plans and request the required permits at this point so you would have an approved building envelope in the event the permits are granted.
4. The Shoreland Protection District Line is shown on the plans but also show the applicable building setbacks set forth in Section 9.3.4.C of the Zoning Ordinance and label as such.
5. Provide monumentation type and placement as set forth in Section 9.25.1 of the Site Plan Review and Subdivision Regulations.
6. Unless already shown, show all easements referenced in Note 25 on the Cover Sheet on the subdivision plans.

7. The plans show that the lot along the easterly side of Holland Way is part of the lot on the western side, is this correct?

PUBLIC WORKS COMMENTS

The following comments are based on the information provided by the applicant to the Planning Department, received March 11, 2020.

1. Provide reciprocal easements for existing and future water, sewer, drainage, and access between the proposed lots, where appropriate.
2. Identify utility access for the proposed lot on the north side of Holland Way.
3. The applicant should be aware that the sewer from this parcel flows to a sewer pump station that is currently operating at the maximum capacity. No new sewer flows can be approved within this sewershed until the pump station is upgraded. Preliminary design for the upgrades is anticipated to occur during 2020 with final design and construction pending funding approval at a future town election.
4. A traffic study will be required for the proposed uses at the subdivided parcels. The applicant should consider access from Holland Way to reduce traffic impacts to Portsmouth Avenue.

FIRE DEPARTMENT COMMENTS

NATURAL RESOURCE PLANNER COMMENTS

Based on application materials by email transmittal and hard copy plans dated March 17, 2020, I have the following comments with regard to natural resources.

1. Add scale bar on any sheets lacking (ex. Sheet 2)
2. It would be helpful to add existing buildings with building label to cover sheet for orientation to following sheets.
3. Note 19, cover sheet makes it unclear what level of survey was conducted on these parcels as for example, wooded areas do have wetlands delineated. Were different levels of survey effort conducted in different parts of the property? If so, please indicate and label different limits of survey.
4. Add HISS soil data, significant trees and FEMA floodplain.

Wetlands:

5. Add note indicating square feet of wetlands/ uplands to document compliance with Zoning Ordinance (ZO) 9.1.9.A.
6. Wetland delineation appears to differ substantially for Lot A from a prior 2006 delineation which shows one contiguous wetland along the SW boundary. I recommend

including flags locations noted with flag numbers on plans as verification may be requested in accordance with ZO 9.1.3.F.

7. Add certified wetland scientist name and stamp to plan sheets.
8. Given September 2019 wetland survey date, have there been any subsequent visits during appropriate time period to survey for vernal pool potential?
9. Add prime wetland boundary and buffer to parcel east of Holland Way.

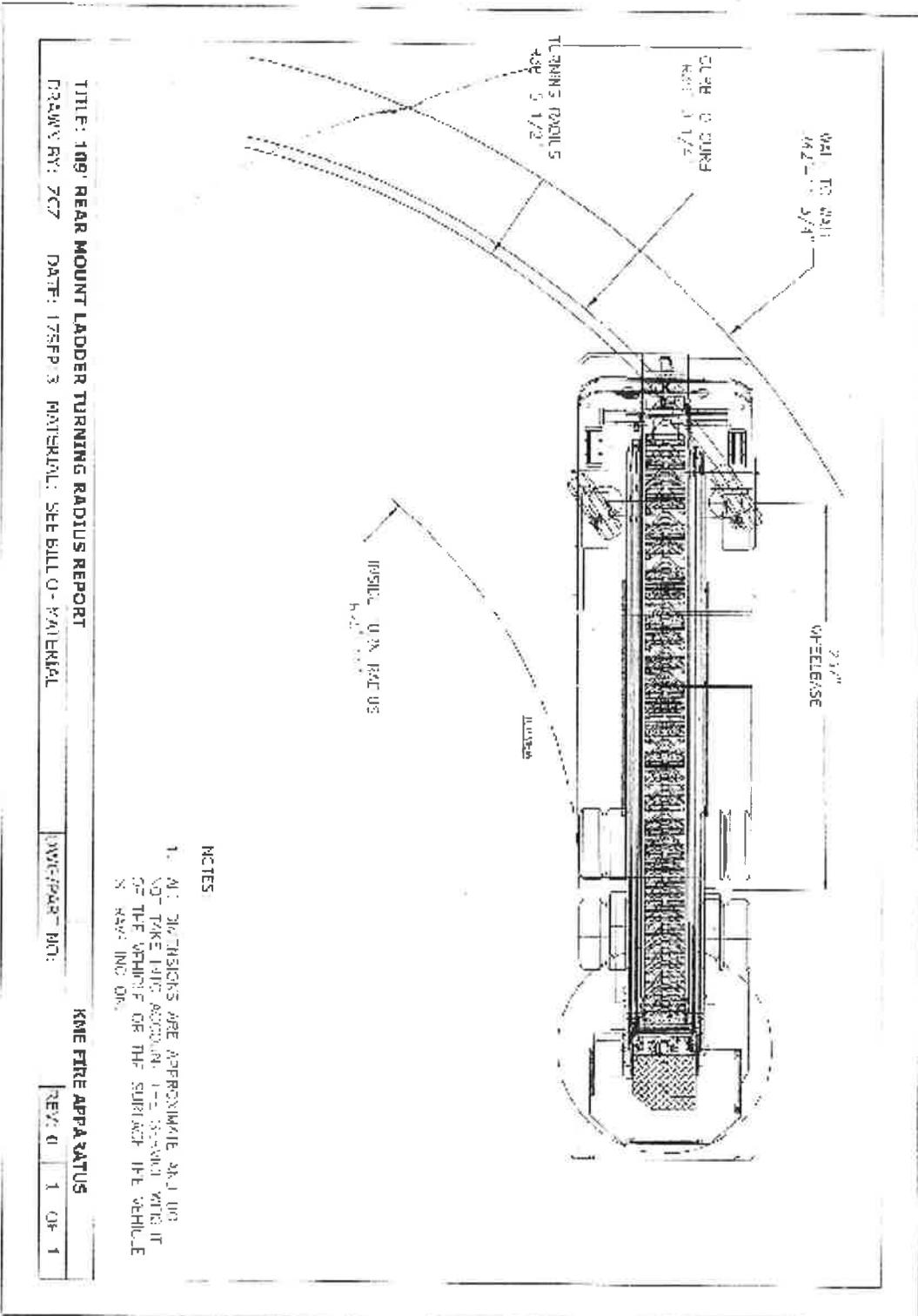
Local Shoreland:

10. Does the extent of the Exeter Shoreland District include consideration of contiguous wetlands? (ZO 9.3.1.B). What field conditions were present to inform this determination?
11. Given the 300' building setback limit on Parcel A, a building anywhere on Proposed Lot A would require an Exeter Shoreland Conditional Use Permit.
12. Please add note indicating impervious cover limits, with emphasis on Parcel A (9.3.4.B).
13. Add boundary lines for surface alteration (9.3.4.D), veg buffer (9.3.4.E)

NHDES State Shoreland

14. Add associated boundaries for State Shoreland

Please submit revised plans, as appropriate and a response letter addressing all TRC comments and UEI comments (if applicable) at your earliest convenience in preparation for being scheduled for a Planning Board public hearing.



TITLE: 109' REAR MOUNT LADDER TURNING RADIUS REPORT
 DRAWN BY: ZCZ DATE: 17SEP 3 MATERIAL: SEE BILL OF MATERIAL

DWG/PART NO: KME FIRE APPA RATUS
 REV: 0 1 OF 1

NOTES
 1. ALL DIMENSIONS ARE APPROXIMATE AND DO NOT TAKE INTO ACCOUNT THE SLOTTED WHEEL OF THE VEHICLE OR THE SUBWOOFER OF THE VEHICLE.
 2. REV: INC OR.

24-5013-001

June 3, 2020

Dave Sharples, Town Planner
Planning & Building Department
Town of Exeter
10 Front Street
Exeter, NH 03833

Re: **PB Case #20-7**
OSRAM Sylvania Inc., 129-131 Portsmouth Avenue
Tax Map Parcel #51-17 and #52-112

Dear Mr. Sharples:

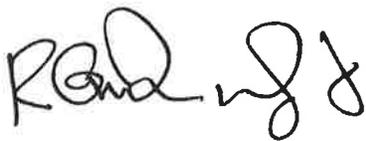
Thank you for sending the comments from the Technical Review Committee regarding the application for minor subdivision of Map 52, Lot 112. We will revise and resubmit plans that address these comments as soon as we receive confirmation that our response is adequate to address the Town's concerns.

As a confirmation of our recent conversations, I wanted to reiterate our position that this plan will only subdivide Lot 52-112 into two lots, and that Lot 51-117 is simply being shown to confirm that this lot is a separate lot created by the dedication of the Holland Way right of way.

For simplicity's sake, I have created a copy of your comment letter, with our responses shown in red text. Please review and advise us if these responses are acceptable.

Very truly yours,

TIGHE & BOND, INC.



R. Gordon Leedy, Jr.
Principal Landscape Architect

Enclosures

Copy: Paul Valentine, OSRAM
Denis Robinson, Pierce Atwood
Florian Behr, Sandfires

TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: April 9, 2020
To: Gordon Leedy, P.E., Tighe & Bond
From: Dave Sharples, Town Planner
Re: Minor Subdivision TRC Comments
PB Case #20-7 OSRAM Sylvania Inc. 129-131 Portsmouth Avenue
Tax Map Parcel #51-17 and #52-112

The following comments are provided as a follow-up after review of the revised plans and supporting documents submitted on 3/17/2020 for the above-captioned project. (TRC meeting scheduled for 4/2/20 was cancelled).

TOWN PLANNER COMMENTS

1. Are there any known environmental hazards on the site? If so, provide detail.
There are no known environmental hazards on site.
2. Please show all building setbacks on plans (i.e. side and rear building setbacks). Verify with the Building department that lot lines can dissect fencing, concrete pads and other site improvements as shown on the plans.
So noted. The building department confirmed that a note may be added to the plans conditioning conveyance of the subdivided property on either removing the non-compliant features or curing the non-compliance via zoning relief from the ZBA.
3. It appears that the entirety of Lot A is covered with different types of building setbacks and there is no buildable area by right. It appears that this lot would likely require a Wetlands Conditional Use Permit (CUP) and a Shoreland CUP to develop in the future. As such, this lot should be labeled unbuildable on the plans with a corresponding note stating that this lot shall only become buildable if all proper permits (shoreland, wetlands, etc.) are secured. In the alternative, you could show the potential development on the plans and request the required permits at this point so you would have an approved building envelope in the event the permits are granted.
The applicant will submit a revised application that removes "Lot A" from the plans.

4. The Shoreland Protection District Line is shown on the plans but also show the applicable building setbacks set forth in Section 9.3.4.C of the Zoning Ordinance and label as such.

The applicable building setback (without Conditional Use Permit) is the 300' line shown on the plans.

5. Provide monumentation type and placement as set forth in Section 9.25.1 of the Site Plan Review and Subdivision Regulations.

So Noted. We will provide monumentation as required by the Town's regulations.

6. Unless already shown, show all easements referenced in Note 25 on the Cover Sheet on the subdivision plans.

So Noted.

7. The plans show that the lot along the ~~easterly~~ [Northerly] side of Holland Way is part of the lot on the ~~western~~ [Southern] side, is this correct?

The lot on the northerly side of Holland Way was separated (subdivided) from the southerly side by the taking by the State of New Hampshire of the Holland Way ROW. These are shown as two lots in the assessor's records. We are requesting that the Town acknowledge this by allowing a plan and deed to be recorded reflecting this fact. The northerly lot is designated as Map 51, Lot 17 in the Town's assessor's records, and is an existing lot.

PUBLIC WORKS COMMENTS

The following comments are based on the information provided by the applicant to the Planning Department, received March 11, 2020.

1. Provide reciprocal easements for existing and future water, sewer, drainage, and access between the proposed lots, where appropriate.
So Noted. We will show reciprocal easements across "Parcel A" and across "Parcel C" for existing water, sanitary sewer, drainage and access.
2. Identify utility access for the proposed lot on the north side of Holland Way.
The lot on the northerly side of Holland Way does not currently have access to public utilities.
3. The applicant should be aware that the sewer from this parcel flows to a sewer pump station that is currently operating at the maximum capacity. No new sewer flows can be approved within this sewershed until the pump station is upgraded. Preliminary design for the upgrades is anticipated to occur during 2020 with final design and construction pending funding approval at a future town election.
So noted.
4. A traffic study will be required for the proposed uses at the subdivided parcels. The applicant should consider access from Holland Way to reduce traffic impacts to Portsmouth Avenue.
So noted. Any future requirement for a traffic and access assessment will be based on an application for site plan or change of use to be considered at the Planning Board.

FIRE DEPARTMENT COMMENTS

NATURAL RESOURCE PLANNER COMMENTS

Based on application materials by email transmittal and hard copy plans dated March 17, 2020, I have the following comments with regard to natural resources.

1. Add scale bar on any sheets lacking (ex. Sheet 2)
So Noted.
2. It would be helpful to add existing buildings with building label to cover sheet for orientation to following sheets.
So Noted.
3. Note 19, cover sheet makes it unclear what level of survey was conducted on these parcels as for example, wooded areas do have wetlands delineated. Were different levels of survey effort conducted in different parts of the property? If so, please indicate and label different limits of survey.
So Noted. Wetlands were not delineated on the lot on the northerly side of Holland Way (Map 51, Lot 17). This boundary survey was completed to create a recordable plan of this existing lot. A field delineation and assessment of wetlands on the primary parcel (Map 52, Lot 112) was done and the delineation is reflected in the plans. Per a discussion with Kristen Murphy, we will remove the approximate wetland limits from Lot 51-17 and add a note to the effect that a delineation of wetland limits was not done for this lot.
4. Add HISS soil data, significant trees and FEMA floodplain.
HISS data may not be required for subdivision of a lot with municipal water and sanitary sewer service. There is no FEMA floodplain on the property. Since there is no construction proposed for the property at this time, significant trees were not surveyed. If and when the property owner pursues further improvement of the property, additional survey (soils, septic disposal areas, wetland areas, trees, etc.) may be required.

Wetlands:

5. Add note indicating square feet of wetlands/ uplands to document compliance with Zoning Ordinance (ZO) 9.1.9.A.
So Noted. Parcel A on the plan (formerly parcels A & B) has 14.46 AC of upland/non-jurisdictional area. Parcel B is an existing lot. Parcel C has 16.47 AC of uplands/non-jurisdictional area.
6. Wetland delineation appears to differ substantially for Lot A from a prior 2006 delineation which shows one contiguous wetland along the SW boundary. I recommend including flag locations noted with flag numbers on plans as verification may be requested in accordance with ZO 9.1.3.F.
So Noted. Flag numbers will be added to the plan.

7. Add certified wetland scientist name and stamp to plan sheets.
So Noted.
8. Given September 2019 wetland survey date, have there been any subsequent visits during appropriate time period to survey for vernal pool potential?
Leonard Lord, our CWS visited the site on 5/27/2020 to confirm the presence of vernal pools. One small area that is a part of the water quality treatment system for the property does meet the criteria as a vernal pool. We will add this designation to the plans. There were no other areas on the site that met the criteria for vernal pools.
9. Add prime wetland boundary and buffer to parcel ~~east~~ [north] of Holland Way.
So Noted. This prime wetland does not have any additional buffer, per mapping provided by NHDES. Since this is an existing lot, and no development or change is proposed at this time, no detailed wetland mapping has been done on this site. In order to show a prime wetland boundary, a delineation must be done. Should the owner propose any development on this property, wetland mapping, HISS mapping, etc. will need to be completed as a part of that review.

Local Shoreland:

10. Does the extent of the Exeter Shoreland District include consideration of contiguous wetlands? (ZO 9.3.1.B). What field conditions were present to inform this determination?
Contiguous wetlands were considered in the delineation of the Exeter Shoreland District shown in the plans. There is a discontinuity running the length of the pond in the form of Waterworks Road.
11. Given the 300' building setback limit on Parcel A, a building anywhere on Proposed Lot A would require an Exeter Shoreland Conditional Use Permit.
So noted. While this fact in and of itself should not preclude subdivision, the applicant has elected to remove Parcel A from the plans.
12. Please add note indicating impervious cover limits, with emphasis on Parcel A (9.3.4.B).
Parcel A has been removed from the plans. No additional development or land disturbance within the Exeter Shoreland Protection District is proposed at this time.
13. Add boundary lines for surface alteration (9.3.4.D), veg buffer (9.3.4.E)
So noted. No construction or disturbance within the Exeter Shoreland Protection District is proposed at this time.

NHDES State Shoreland

14. Add associated boundaries for State Shoreland
So Noted. We will add the boundaries for the NH Shoreland Protection District as applicable.

Please submit revised plans, as appropriate and a response letter addressing all TRC comments and UEI comments (if applicable) at your earliest convenience in preparation for being scheduled for a Planning Board public hearing.



TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: August 7, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: Justin Lyons PB Case #20-9

The Applicant is seeking a minor subdivision of a 4.03-acre parcel located at 10 John West Road into two (2) single-family residential lots. The subject property is located in the R-1, Low Density Residential zoning district and is identified as Tax Map Parcel #114-1.

The Applicant submitted a minor subdivision plan and supporting documents, dated May 19, 2020 and are enclosed for your review. There was no Technical Review Committee review of the application, however, it was reviewed by Code Enforcement Officer Doug Eastman and found to be in compliance with the dimensional requirements outlined in the zoning regulations.

The Applicant is requesting a waiver from Section 9.21.3.2.a. of the Board's Site Plan Review & Subdivision Regulations. Please see attached waiver letter dated May 15, 2020 and test pit information, dated February 12, 2020. However, the plan shows that the "onsite sewage disposal system" for Lot 1 is actually located on Lot 1-1 which is prohibited by Section 9.21.3.5 which states that individual lots "shall accommodate its own sewage". I interpret this to mean that the onsite sewage disposal system for Lot 1 shall be located on Lot 1. I did call the applicants representative and the applicant and informed them of this issue. They are revising the plans to address this matter.

The most important issue that was noted by staff review is the need for a Conditional Use Permit (CUP). The plans did not show the district but staff determined it did in fact trigger a CUP. Due to this, we informed the applicant that staff would recommend that the item be continued until they submit a CUP and receive written recommendations from the Conservation Commission. I have included a motion below for your convenience.

Planning Board Motion:

I move that the request of Justin Lyons PB Case #20-9, for Minor Subdivision approval be CONTINUED until the Planning Board meeting on _____ at 7pm.

Thank You.

Enclosures



RECEIVED

MAY 19 2020

TOWN OF EXETER
MINOR SUBDIVISION, MINOR
SITE PLAN, AND/OR LOT LINE
ADJUSTMENT APPLICATION

EXETER PLANNING OFFICE

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:
 MINOR SITE PLAN
 MINOR (3lots or less)
SUBDIVISION (2) LOTS
 LOT LINE ADJUSTMENT

#20-9 APPLICATION
5/19/20 DATE RECEIVED
125.00 APPLICATION FEE
100.00 PLAN REVIEW FEE
80.00 ABUTTER FEE
LEGAL NOTICE FEE
INSPECTION FEE
\$305.00 TOTAL FEES
AMOUNT REFUNDED

pd. 5/19/20 ✓ #5314
bom

1. NAME OF LEGAL OWNER OF RECORD: J&J Properties, LLC
ADDRESS: 52 Willow Rd.
East Kingston, NH 03827 TELEPHONE: () _____

2. NAME OF APPLICANT: Justin Lyons (agent)
ADDRESS: 52 Willow Rd.
East Kingston, NH 03827 TELEPHONE: () 607-850-2246
jlyons@tced.com

3. RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER: _____

(Written permission from Owner is required, please attach.)

4. DESCRIPTION OF PROPERTY:
ADDRESS: 10 John West Rd.
TAX MAP: 114 PARCEL #: 1 ZONING DISTRICT: R-1
AREA OF ENTIRE TRACT: 4.03 Ac. PORTION BEING DEVELOPED: Northerly



5. EXPLANATION OF PROPOSAL: subdivide existing lot
into two Residential lots.

6. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) No
IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR
CONNECTION. IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

7. LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. <u>Test Pit Data.</u>	
B. _____	
C. _____	
D. _____	
E. _____	
F. _____	

8. ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO) Yes IF YES, ATTACH COPY.

(Driveway Easement) (Septic system Easement).

9. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: Dennis Quintal, PE

ADDRESS: P.O. Box 475, Newton, NH 03858

PROFESSION: Engineer

TELEPHONE: (603) 382-7690

10. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED: Individual
wells & septic systems.



11. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?

(Please check with the Planning Department Office to verify) (YES NO No IF YES, LIST BELOW AND NOTE ON PLAN.

NOTICE:

I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 5-5-20 APPLICANT'S SIGNATURE

ACCORDING TO RSA 676.4.I (c), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO EITHER APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.



Civil Construction Management, Inc.

ENGINEERING • SURVEYING • LAND PLANNING • SANITARY DESIGNS • CONSTRUCTION MANAGEMENT
8 MERRIMAC ROAD • P.O. BOX 475 • NEWTON, NH 03858 • TEL: 603-382-7650 • EMAIL: civilcon@myfairpoint.net

May 15, 2020

Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

Re: Subdivision Proposal - 10 John West Road, Tax Map 114, Lot 1.

Board Members:

The purpose of this application is to subdivide the parcel at 10 John West Road into two buildable lots. The proposal includes driveway access and septic system access easements. A waiver is accompanying the proposal to reduce the required vertical separation between a septic system leaching area and the seasonal high water table from 24" to 20". Representative Justin Lyons of J & J Properties, LLC (the owner) will be the applicant for this proposal.

Respectfully,

A handwritten signature in cursive script that reads "Dennis Quintal".

Dennis Quintal, PE #8401
Civil Construction Management, Inc.



CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION AND LOT LINE ADJUSTMENT

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) A note as follows: "The landowner is responsible for complying with all applicable local, State, and Federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	n) Surveyed exterior property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.

May 15, 2020

Town of Exeter
Planning Board Members

RE: Waiver Request, J & J Properties, LLC Subdivision, Tax Map 114, Lot 1.

Dear Members:

Regarding the application for the above referenced Subdivision Plan, I hereby request a waiver from the following regulation:

“Site Plan Review and Subdivision Regulations for The Town of Exeter New Hampshire”
Section 9.21

Regulation: 9.21.3.2.a) - “2-feet rather than 6-inches of natural permeable soil is required above the seasonal high water table.”

Test Pit results found seasonal high water table at 20”. Propose waiving the requirement from 24” to 20”.

The board is asked to waive this technical requirement for the project.

Signature Dennis Quintal, PE
DENNIS QUINTAL
PROJECT ENGINEER

SOIL TEST PIT DATA – 10 JOHN WEST ROAD, EXETER
Logged by Dennis Quintal, PE Witnessed by Mike Cuomo, CSS
February 12, 2020

TEST 1

0-9"	2.5Y 3-3	Fine Sandy Loam, Granular, Friable
9-12"	2.5Y 4-4	Sandy Loam, Granular, Friable
12-16"	5Y 5-3	Fine Sandy Loam, Granular, Friable
16-66"	5Y 5-3	Loam, Blocky, Firm

ESWT 12" Groundwater None, Seeping from the surface,
Perc Rate 32 min/inch

TEST 2

0-7"	2.5Y 3-3	Fine Sandy Loam, Granular, Friable
7-10"	2.5Y 4-4	Sandy Loam, Granular, Friable
10-16"	5Y 5-3	Fine Sandy Loam, Granular, Friable
16-68"	5Y 5-3	Loam, Blocky, Firm

ESWT 9" Groundwater None, Seeping from the surface
Perc Rate 32 min/inch

TEST 3

0-8"	2.5Y 4-3	Fine Sandy Loam, Granular, Friable
8-12"	2.5Y 5-4	Sandy Loam, Granular, Friable
12-20"	5Y 5-4	Fine Sandy Loam, Granular, Friable
20-70"	5Y 5-3	Loam, Blocky, Firm

ESWT 14" Groundwater None, Seeping from the surface
Perc Rate 30 min/inch

TEST 4

0-8"	2.5Y 4-3	Fine Sandy Loam, Granular, Friable
8-12"	2.5Y 5-4	Sandy Loam, Granular, Friable
12-18"	5Y 5-4	Fine Sandy Loam, Granular, Friable
18-70"	5Y 5-3	Loam, Blocky, Firm

ESWT 15" Groundwater None, Seeping from the surface
Perc Rate 30 min/inch

TEST 5

0-8"	2.5Y 5-3	Fine Sandy Loam, Granular, Friable
8-15"	2.5Y 5-4	Sandy Loam, Granular, Friable
15-26"	2.5Y 5-4	Sandy Loam, Granular, Friable
26-68"	2.5Y 5-3	Sandy Loam, Blocky, Firm

ESWT 24" Groundwater None, Seeping from the surface
Perc Rate 28 min/inch

TEST 6

0-8"	2.5Y 5-3	Fine Sandy Loam, Granular, Friable
8-12"	2.5Y 5-4	Sandy Loam, Granular, Friable
12-20"	5Y 5-4	Sandy Loam, Granular, Friable
20-36"	5Y 5-3	Sandy Loam, Blocky, Firm

ESWT 12" Groundwater None, Seeping from the surface
Perc Rate 28 min/inch

TEST 7

0-8" 2.5Y 4-3 Fine Sandy Loam, Granular, Friable
8-16" 2.5Y 5-4 Sandy Loam, Granular, Friable
16-28" 2.5Y 5-4 Sandy Loam, Granular, Friable
28-60" 2.5Y 5-3 Fine Sandy Loam, Blocky, Firm
ESWT 26" Groundwater None, Seeping from the surface
Perc Rate 28 min/inch

TEST 8

0-8" 2.5Y 3-3 Fine Sandy Loam, Granular, Friable
8-15" 2.5Y 4-4 Sandy Loam, Granular, Friable
15-26" 2.5Y 5-4 Sandy Loam, Granular, Friable
26-64" 2.5Y 5-4 Fine Sandy Loam, Blocky, Firm
ESWT 21" Groundwater None, Seeping from the surface
Perc Rate 28 min/inch

TEST 9

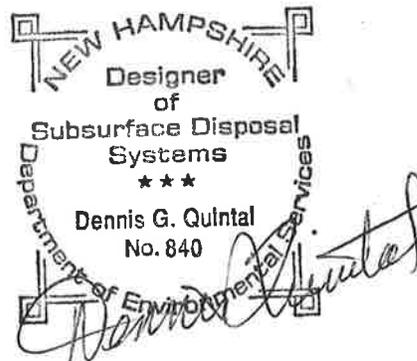
0-8" 2.5Y 3-4 Fine Sandy Loam, Granular, Friable
8-16" 2.5Y 4-4 Sandy Loam, Granular, Friable
16-24" 2.5Y 5-4 Sandy Loam, Granular, Friable
24-48" 2.5Y 5-3 Fine Sandy Loam, Blocky, Firm
ESWT 20" Groundwater None, Seeping from the surface
Perc Rate 28 min/inch

TEST 10

0-8" 2.5Y 3-4 Fine Sandy Loam, Granular, Friable
8-16" 2.5Y 4-4 Sandy Loam, Granular, Friable
16-28" 2.5Y 5-4 Sandy Loam, Granular, Friable
28-48" 2.5Y 5-3 Fine Sandy Loam, Blocky, Firm
ESWT 21" Groundwater None, Seeping from the surface
Perc Rate 30 min/inch

TEST 11

0-9" 2.5Y 3-4 Fine Sandy Loam, Granular, Friable
9-14" 2.5Y 4-4 Sandy Loam, Granular, Friable
14-26" 2.5Y 5-4 Sandy Loam, Granular, Friable
26-48" 2.5Y 5-3 Fine Sandy Loam, Blocky, Firm
ESWT 21" Groundwater None, Seeping from the surface
Perc Rate 30 min/inch





ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP Map 114, Lot 2
NAME Robert B & Joan Hagen, Tr
ADDRESS 18 John West Road
Exeter, NH 03833

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP Map 114, Lot 3
NAME David & Nancy Howanics
ADDRESS 24 John West Road
Exeter, NH 03833

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP Map ¹⁰¹ 114, Lot 6
NAME Debra R. Flagg
ADDRESS 240 Route 125.0

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP Map 101, Lot 9-1
NAME Heleh M. Stone
ADDRESS 120 Kingston Rd.
Exeter, NH 03833

TAX MAP _____
NAME _____
ADDRESS _____

Please attach additional sheets if needed



TOWN OF EXETER, NH
APPLICATION FOR MINOR SITE PLAN REVIEW,
MINOR SUBDIVISION and/or LOT LINE ADJUSTMENT

A completed application shall contain the following items, although please note that some items may not apply such as waivers or conditional use permit:

- | | |
|--|---------|
| 1. Application for Hearing | (✓) |
| 2. Abutter's List Keyed to the Tax Map (including name and business address of all professionals responsible for the submission (engineer, landscape architect, wetland scientist, etc.) | (✓) |
| 3. Checklist for plan requirements | (✓) |
| 4. Letter of Explanation | () |
| 5. Written request and justification for waiver(s) from Site Plan/Sub Regulations | (✓) |
| 6. Application to Connect and/or Discharge to Town of Exeter Sewer, Water, or Storm Water Drainage System(s) - if applicable | (N/A) |
| 7. Application Fees | () |
| 8. Seven (7) copies of 24'x36' plan set | (✓) |
| 9. Fifteen (15) 11"x 17" copies of the plan set | (✓) |
| 10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants. | (✓) |

NOTES: All required submittals must be presented to the Planning Department Office for distribution to other Town departments. Any material submitted directly to other departments will not be considered.



CIVIL CONSTRUCTION MANAGEMENT, INC.
 8 MERRIMAC ROAD PH. (603) 382-7650
 P.O. BOX 475
 NEWTON, NH 03858

5314

53-7129/2113

DATE 5-15-20

PAY TO THE ORDER OF Town of EXETER

\$ 305.00

Three Hundred Five

DOLLARS

NORTH SHORE BANK
 Well north of your expectations.™

FOR APPL. F/SUBDIVISION

Wendy [Signature]

PB-209 ¹¹⁴⁻¹ 125/100/80

⑈005314⑈ ⑆211371298⑆ 173683⑈

PB#20-9

App fee 125.00

Per Lot 100.00

80.00

305.00

PB#20-9



APPLICATION FOR SUBDIVISION OF LAND
 Water Division/ Subsurface Systems Bureau
 Land Resources Management



RSA/Rule: RSA 485-A, Env-Wq 1000

Work Number:	Check No.	Amount:	Initials:
Administrative Use Only	Administrative Use Only	Administrative Use Only	Administrative Use Only

****Fee: See Checklist**

1. PROJECT LOCATION			
PROJECT LOCATION STREET ADDRESS: 10 John West Road			
TOWN/CITY: Exeter		ZIP CODE: 03833	
PARENT LOT TAX MAP(S): 114	BLOCK(S):	LOT(S): 1	UNIT(S):
PROPOSED SUBDIVISION NAME: J & J Properties, LLC			
PROPOSED NEW LOT NUMBERS: 1, 1-1		NUMBER OF NEW LOTS: 2	
2. APPLICANT			
NAME: Dennis Quintal, PE			
MAILING ADDRESS: P.O. Box 475			
TOWN/CITY: Newton		STATE: NH	ZIP CODE: 03858
PHONE: 603-382-7650		EMAIL OR FAX: civilcon@myfairpoint.net	
NHDES DESIGNER NUMBER: 840		SURVEYOR NUMBER: 818	
3. PROPERTY OWNER			
NAME: J & J Properties, LLC			
MAILING ADDRESS: 52 Willow Road			
TOWN/CITY: East Kingston		STATE: NH	ZIP CODE: 03827
PHONE:		EMAIL OR FAX:	
4. SIGNATURES			
APPLICANT SIGNATURE DATE: 4/4/20 		OWNER SIGNATURE DATE: 3/12/2020  (Agent)	

5. WATER SUPPLY (Indicate the type of water supply that services the lot – check all that apply) PUBLIC WATER SYSTEM: Name:WELL RADIUS ON LOT: Yes No (If NO, provide a recorded easement for the off lot well radius). WELL RADIUS OFF LOT BUT PRECLUDED FROM DEVELOPMENT (Reason must be clearly depicted on plan), WELL OFF LOT (Provide a recorded easement or deeded water rights), OTHER (THIS MUST BE A POTABLE WATER SUPPLY):**6. TYPE OF PROPOSED DEVELOPMENT**

TYPE OF DEVELOPMENT	LOT NUMBERS (*INCLUDES LOTS, CAMPSITES, CONDO UNITS)	TOTAL NUMBER OF LOTS
<input checked="" type="checkbox"/> SINGLE FAMILY	1, 1-1	2
<input type="checkbox"/> APARTMENT BUILDING		
<input type="checkbox"/> CONDOMINIUM		
<input type="checkbox"/> MANUFACTURED HOUSING PARK		
<input type="checkbox"/> CAMPING /TENTING		
<input type="checkbox"/> COMMERCIAL		
<input type="checkbox"/> INDUSTRIAL		
<input type="checkbox"/> PUBLIC FOOD ESTABLISHMENT		
<input type="checkbox"/> DUPLEX		
<input type="checkbox"/> UNBUILDABLE LOT		
<input type="checkbox"/> OTHER		

FLOW PER LOT 600 GPD

DESCRIPTION: RESIDENTIAL

7. WATERBODY INFORMATIONIS ANY PART OF THE LOT WITHIN 250 FEET OF THE "PROTECTED SHORELAND"? YES NOTYPE OF WATERBODY: LAKE / POND TIDAL RIVER / STREAM

NAME OF WATERBODY:

8. INDICATE IF OTHER NHDES APPROVALS ARE REQUIRED ISDS APPROVAL, PENDING, CONSTRUCTION APPROVAL # CHECK HERE IF INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPLICATIONS HAVE BEEN SUBMITTED FOR THIS PROJECT. WATER SUPPLY APPROVAL, PENDING, PERMIT # ALTERATION OF TERRAIN PERMIT, PENDING, PERMIT # UIC REGISTRATION, PENDING, REGISTRATION DATE: / / WETLANDS BUREAU APPROVAL, PENDING, PERMIT # SHORELAND PERMIT, PENDING, PERMIT #

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

July 28, 2020

Exeter Planning Board
Attn. Mr. Lang Plumer, Chairman
10 Front Street
Exeter, NH 03833

**RE: Extension of Conditional Approval
PB Case # 17-26, W. Scott Carlisle, III
Minor Subdivision – Property off of Epping Road, Exeter, NH
Tax Map 40, Lot 12
JBE Project No. 15098**

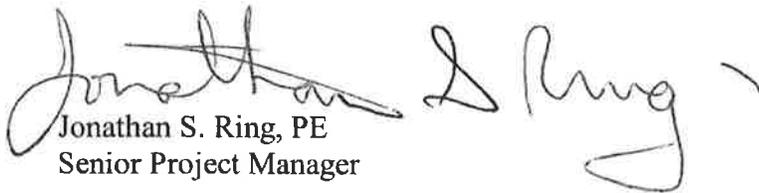
Dear Mr. Plumer,

On behalf of our client, W. Scott Carlisle, III, we respectfully request a third one-year extension of the Conditional Approval for Minor Subdivision of property dated 24 August 2017 (copy attached). A one-year extension was previously granted on August 9, 2018 (copy attached). A second one-year extension was granted on August 22, 2019 (copy attached). We submitted TIF Road Design Plans to the Planning Board and Department of Public Works on June 28, 2019 (cover letter attached). We received DPW approval of the TIF Road Design Plans with conditions on July 23, 2020 (copy attached). We agree with the DPW observation that “the timing of the road construction is still to be determined.”

The Minor Subdivision Plan will be finalized soon for Board endorsement, and subsequent recording at the Registry of Deeds. An extension is respectfully requested for the Minor Subdivision Approval at the Board Meeting of August 13, 2020.

Please let us know if you have any questions. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Jonathan S. Ring, PE
Senior Project Manager

cc: W. Scott Carlisle, III, Applicant (letter via email)
Russ Hilliard, Upton & Hatfield Attorneys (letter via email)



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

August 25, 2017

W. Scott Carlisle, III
14 Cass Street
Exeter, New Hampshire 03833

Re: PB Case #17-26 W. Scott Carlisle, III
Minor Subdivision - Property off of Epping Road, Exeter, N.H
Tax Map Parcel #40-12

Dear Mr. Carlisle:

Please be advised that at the meeting of August 24th, 2017, the Exeter Planning Board voted to **APPROVE** the above-captioned application for a minor subdivision, as presented, subject to the following conditions:

1. A dwg file of the subdivision plan shall be provided to the Town Planner showing all property lines and monumentation prior to signing the final plans;
2. This approval shall not be final until the applicant presents to the Board, and the Board and its engineers approve, a design for both the un-built portion of the so-called TIF road to the applicant's property, and the roadway and cul-de-sac within the property;
3. The potential discrepancy regarding the location of the common boundary line between the subject parcel and the abutting parcel (Tax Map 47 Lot 8) shall be resolved between the property owners; and,
4. These conditions shall be met prior to recording the subdivision plan.

The Board also approved the following waivers from the Site Plan Review and Subdivision Regulations in conjunction with the minor subdivision plan:

- Section 7.4.7 – Natural Features for significant trees - 16" diameter (caliper) or greater
- Section 7.5.4 – High Intensity Soil Survey (HISS) information

Both of the above waivers shall be specific to this subdivision application and shall not apply to any subsequent application submitted for the property.

Please feel free to contact the Planning Department at 773-6114 with any questions.

Sincerely,

Langdon J. Plumer
Chairman
Exeter Planning Board

cc: ✓ Jonathan S. Ring, P.E., President, Jones & Beach Engineers, Inc.
Douglas Eastman, Building Inspector/Code Enforcement Officer

LJP:bsm

f:\town planner\planning\decision letters\pb #17-26 carlisle subdiviston -epping road-let.docx



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

August 10, 2018

2018

W. Scott Carlisle, III
14 Cass Street
Exeter, New Hampshire 03833

Re: PB Case #17-26 W. Scott Carlisle, III
Minor Subdivision - Property off of Epping Road, Exeter, N.H
Tax Map Parcel #40-12

Dear Mr. Carlisle:

Please be advised that at the meeting of August 9th, 2018, the Exeter Planning Board voted to **APPROVE** a one-year extension of the conditional approval granted by the Planning Board on August 24th, 2017 for the above-captioned. This conditional approval will now be valid through August 24th, 2019.

Please feel free to contact the Planning Department at 773-6114 with any questions.

Sincerely,

Langdon J. Plumer
Chairman
Exeter Planning Board

cc: ✓ Jonathan S. Ring, P. E., Jones & Beach Engineers, Inc.
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Deputy Assessor

LJP:bsm



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

August 26, 2019

SEP 03 2019

W. Scott Carlisle, III
14 Cass Street
Exeter, New Hampshire 03833

Re: PB Case #17-26 W. Scott Carlisle, III
Minor Subdivision - Property off of Epping Road, Exeter, N.H
Tax Map Parcel #40-12

Dear Mr. Carlisle:

Please be advised that at the meeting of August 22nd, 2019, the Exeter Planning Board voted to **APPROVE** a one-year extension of the conditional approval granted by the Planning Board on August 24th, 2017 for the above-captioned. This conditional approval will now be valid through August 24th, 2020.

Please feel free to contact the Planning Department at 773-6114 with any questions.

Sincerely,

Langdon J. Plumer
Chairman
Exeter Planning Board

cc: Jonathan S. Ring, P. E., Jones & Beach Engineers, Inc.
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Deputy Assessor

LJP:bsm

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

June 28, 2019

Exeter Planning Board
Attn: Mr. Dave Sharples, Planner
10 Front Street
Exeter, NH 03822

RE: Planning Board Case No. 17-26
Carlisle Subdivision T.I.F. Road Extension
Off Epping Road, Exeter
Tax Map 40, Lot 12
JBE Project No. 15098

Dear Dave,

This Minor Subdivision was approved with Conditions on August 24, 2017. In accordance with approval Condition 2, we herewith submit a set of plans for the cul-de-sac terminus of the T.I.F. Road, which passes from Epping Road along a R.O.W. through land of CKT & Associates.

We ask that you send these plans for review and approval to Exeter Public Works, and perhaps Underwood Engineers. It is our understanding that Cammett Engineering (designers of the first 1,300 feet of the T.I.F. Road) has performed utility and drainage design for that road as part of their permitting and approval process for the Ray Farm Project.

Our cul-de-sac terminus of the T.I.F. Road design includes about 400 feet of roadway to be constructed as an extension of the Cammett design, and using reference to their plans and construction details. We assume that one contractor will build this road, and one set of details (Cammett) should control, as those have already been reviewed and approved by the Town. See "Plan Reference No. 1" on JBE plan Sheet P1 "Plan and Profile", as well as Note 17 on Sheet P1.

Our cul-de-sac is super-elevated to the outside, so that drainage can flow out to a granite curb line, then down slope from the high point at Station 15+00 to Cammett catch basins located at Station 11+62. We assume that this small amount of stormwater flow has been included in their calculations.

Because the impervious road surface of this cul-de-sac on Carlisle property is included in the T.I.F. Road design system, there will be less flow toward the existing intermittent stream that

crosses Carlisle Lot 1. We collect the small surface drainage flow from the cut slope of the cul-de-sac into a shallow grassed swale, and route that around the outside of the cul-de-sac R.O.W.

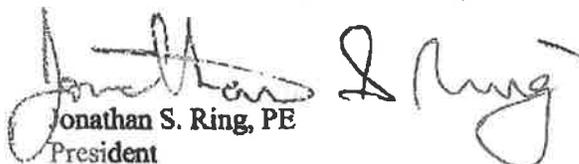
As you are aware, this Minor Subdivision Case No. 17-26, creates three (3) lots for future development. At such time as users of these lots are determined, the driveways and utility connections to the cul-de-sac will be designed for subsequent review and approval during the Site Plan Review process.

Enclosed with this letter are five (5) sets of the following items:

1. Exeter Planning Board approval letter dated August 25, 2017 -- see Condition 2.
2. Cammett Engineering design "Plan / Profile" Sheets C1.41 and C1.42 showing the first 1,300 feet of the T.I.F. Road, last revised 7-16-18.
3. JBE Plan Sheets A1, C1, P1, and E1, for review and approval.

Please forward these plans to the appropriate parties, and let me know if you have any questions. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Jonathan S. Ring, PE
President

cc: W. Scott Carlisle, III
Russ Hilliard, Upton & Hatfield

JONES & BEACH
ENGINEERS INC.

Jonathan Ring

Subject: FW: JBE 15098 - Carlisle TIF Road Design Documents, off Epping Road, Exeter

From: Jennifer Mates <jmates@exeternh.gov>

Sent: Thursday, July 23, 2020 11:39 AM

To: Jonathan Ring <jring@jonesandbeach.com>

Cc: David Sharples (dsharples@exeternh.gov) <dsharples@exeternh.gov>; Darren Winham <dwinham@exeternh.gov>; wsc3@comcast.net; Russell F. Hilliard <rhilliard@uptonhatfield.com>; Barbara McEvoy <bmcevoy@exeternh.gov>; Holly Ripley <HRipley@jonesandbeach.com>; Stefanie Michaud <smichaud@jonesandbeach.com>; Barry Gier <bgier@jonesandbeach.com>; Paul Vlasich <pvlasic@exeternh.gov>

Subject: Re: JBE 15098 - Carlisle TIF Road Design Documents, off Epping Road, Exeter

Hi Jon,

I understand that the utilities (including transformers, telephone pedestals, etc.) will all be part of the final design for each lot and may need to be modified. The same goes for the grading around the cul-de-sac when the driveway locations are added to the plans. From our discussion this week, I understand that the construction notes and details used for the road on the plans prepared by Cammett Engineering will be used for the cul-de-sac. The timing of the road construction is still to be determined.

DPW has no other comments on the proposed road layout. These plans are acceptable for final approval.

Thanks,
Jen

Jennifer Mates, P.E.
Assistant Town Engineer
Public Works Department
13 Newfields Road
Exeter, NH 03833
(603) 418-6431
jmates@exeternh.gov

On Tue, Jul 14, 2020 at 2:21 PM Jonathan Ring <jring@jonesandbeach.com> wrote:

Dear Jen,

I thank you very much for speaking with me this fine day. As you requested, I attach the documents that we had submitted to the Exeter Planning Department and Public Works last June 28, 2019. Below my current email message, you will see the original electronic email submission of these documents to the Town on 6/28/19. To date, I do not believe that I have seen any review materials relating to these plans.

Please see the attached Cover Letter from me, Planning Board Approval Letter (dated 8/25/17) of our Subdivision with conditions, our Design Plan Set, and Cammett Engineers reference plans for the TIF Road up to the Carlisle property line.



Barbara Mcevoy <bmcevoy@exeternh.gov>

JBE 15098: Extension Request - Carlisle Minor Subdivision, off Epping Road, Exeter, NH

1 message

Jonathan Ring <jring@jonesandbeach.com>

Tue, Jul 28, 2020 at 3:22 PM

To: "David Sharples (dsharples@exeternh.gov)" <dsharples@exeternh.gov>

Cc: Barbara McEvoy <bmcevoy@exeternh.gov>, Scott Carlisle <wsc3@comcast.net>, "Russell F. Hilliard" <rhilliard@uptonhatfield.com>, Barry Gier <bgier@jonesandbeach.com>, Marley Jordan <MJordan@jonesandbeach.com>

Dear Dave and Planning Board,

Please see attached materials submitted with an "Extension of Conditional Approval" Letter for the Carlisle Minor Subdivision located off Epping Road in Exeter. We respectfully request that this subject be addressed at the Planning Board Meeting of August 13, 2020.

Please let me know if I should submit paper copies of these materials, or if this email is sufficient. Feel free to call me if you have any questions regarding this matter. I thank you very much for your time.

Jonathan S. Ring, PE, Senior Project Manager

Jones & Beach Engineers, Inc.

85 Portsmouth Avenue

PO Box 219

Stratham, NH 03885

(603) 772-4746 (ext. #115)

jring@jonesandbeach.com

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Thank You

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